



- ❖ Extended Three Bedroom Semi
- ❖ Fitted Kitchen & Utility Room
- ❖ Downstairs Cloakroom
- ❖ Lounge & Dining Room/Study
- ❖ Garage & Driveway For Two Cars
- ❖ UPVC Double Glazing
- ❖ Gas Central Heating
- ❖ Viewing Highly Recommended
- ❖ EPC Rating - D

20 Falcon View, Greens Norton
£265,000 Freehold

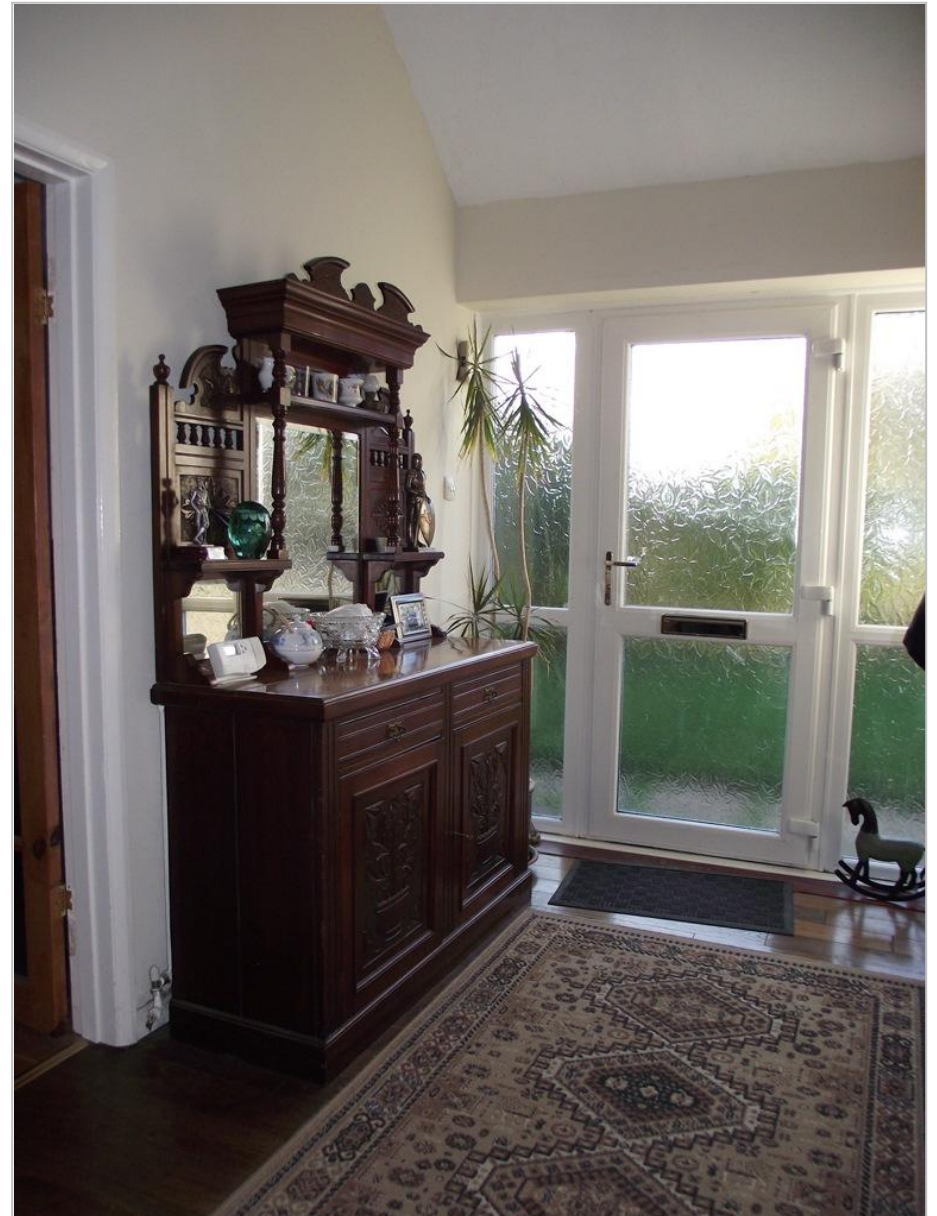


20 Falcon View, Greens Norton, Northamptonshire, NN12 8BT

An extended and much improved three bedroom semi detached chalet style property located in the popular village of Greens Norton. The property benefits from a neatly fitted kitchen with separate utility room, a sitting room and study/dining room, downstairs cloakroom, a first floor bathroom, attractive oak flooring throughout the ground floor, UPVC double glazing, gas central heating to radiators, a larger than average garage with powered door, a driveway for two cars and secluded gardens to the rear. An internal viewing is highly recommended.

GREENS NORTON lies some 2 miles from the town of Towcester, 9 miles from Brackley, 9 miles from Northampton and 12 miles from Milton Keynes. Road communications from Towcester provide good access to M1 junction 15A and the M40 south of Brackley with the A5 providing easy access to Milton Keynes. Village facilities include a primary school, general store, Post Office, butcher's shop, public house and Parish Church. Sporting facilities in the area include golf at Farthingstone, horse racing at Towcester and motor racing at Silverstone. Beauty spots include Everdon Stubbs, Badby Woods and Silverstone Forest.

ENTRANCE HALL: Entered via a UPVC double glazed door with full length frosted side panels, staircase rising to the first floor landing, oak flooring, smoke alarm, telephone point, understairs cupboard housing Ideal gas central heating boiler, glazed doors leading off to:



LOUNGE: 16' 7" x 10' 8"

(5.05m x 3.25m) Open fireplace with a tiled hearth and pine surround and mantle shelf above, oak flooring, single panel radiator, television point, coving to the ceiling, UPVC double glazed French doors to the rear garden.

DINING ROOM/STUDY: 10' 1"

x 7' 8" (3.07m x 2.34m) Single panel radiator, UPVC double glazed window to the front aspect.





KITCHEN/BREAKFAST ROOM: 16' 7" x 7' 5" (5.05m x 2.26m) Fitted with a range of base and eye level units with a polypropylene one and a half bowl sink unit with mixer tap and adjacent work surfaces, integrated electric double oven and gas hob with extractor canopy above, integrated fridge, plumbing for a dishwasher, ceramic tiled splashbacks, UPVC double glazed windows to the rear and side aspects, single panel radiator, smoke alarm, glazed door to:

UTILITY ROOM: 13' 1" x 7' 2" max (3.99m x 2.18m max) Fitted with a base cupboard and a tall cupboard with working surface, Plumbing for a washing machine, space for a tumble dryer, double panel radiator, access to the loft space, downlighters to the ceiling, UPVC double glazed doors to the front and rear aspects, UPVC double glazed window to the rear aspect, door to:

CLOAKROOM: Fitted with a white suite comprising a low level WC and pedestal wash hand basin, single panel radiator, UPVC double glazed frosted window to the rear aspect, extractor fan, ceramic tiled floor.





FIRST FLOOR LANDING: Smoke alarm, built in cupboard, panel doors leading off to:

BEDROOM ONE: 10' 6" x 8' 3" (3.2m x 2.51m) Single panel radiator, UPVC double glazed window to the rear aspect.

BEDROOM TWO: 10' 10" x 7' 3" (3.3m x 2.21m) Single panel radiator, UPVC double glazed window to the rear aspect.

BEDROOM THREE: 10' 1" x 7' 3" (3.07m x 2.21m) Single panel radiator, UPVC double glazed window to the front aspect, access to the loft space, eaves storage.

BATHROOM: 7' 5" x 5' 6" (2.26m x 1.68m) Fitted with a white suite comprising a panel bath with shower above and curtain and rail, pedestal wash hand basin and low level WC, full height ceramic tiling to three walls, double panel radiator, frosted UPVC double glazed window to the side aspect.

GARAGE: 19' 1" x 10' 5"
(5.82m x 3.18m) A larger than average garage with powered door, power and light, personal door to the side aspect, eaves storage space, workbench, sink unit.

FRONT GARDEN: Laid mainly to lawn and enclosed by mature hedging with a concrete driveway for two cars.

REAR GARDEN: Laid mainly to lawn with a timber shed, mature shrubs and enclosed by timber panel fencing.





These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of **Bartram & Co** has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. **Data Protection:** We retain the copyright in all advertising material used to market this Property.