



- ❖ Two Bedroom 1930s Mid Terrace
- ❖ Views To The Front Aspect
- ❖ Sitting Room With Multi Fuel Stove
- ❖ Refitted Kitchen/Dining Room
- ❖ Bathroom With Roll Top Bath
- ❖ Off Street Parking & Large Garden
- ❖ UPVC Double Glazing
- ❖ Radiator Central Heating
- ❖ EPC Rating - F

**School Road, Astcote**  
**£240,000 Freehold**



## 76 School Road, Astcote, Northamptonshire, NN12 8NN

**A TWO BEDROOM mid terraced property constructed in brick under a tiled roof and situated on the outskirts of the village with COUNTRYSIDE VIEWS to the front aspect. The property has a LARGE GARDEN to the rear in excess of 100 feet in length and a driveway to the front providing OFF STREET PARKING for one car. The current owners have carried out many recent works including a REFITTED L SHAPED KITCHEN DINING ROOM, recent UPVC replacement double glazing and a traditionally styled BATHROOM WITH ROLL TOP BATH and SEPARATE SHOWER. An internal viewing is highly recommended to appreciate the accommodation available.**

**ASTCOTE** is situated to the east of the A5 midway between Towcester and Weedon. Communications are excellent via the A5 with the M1 easily accessible at junction 15A and 16. The M40 can be joined at Junction 10 which is accessed via Towcester and the A43 or Junction 11 accessed at Banbury some 15 miles to the West. At nearby Pattishall there is a primary school and a Church, with a public house and restaurant at Fosters Booth on the A5. Towcester provides a wide variety of shops and a leisure centre, with larger shopping centres situated at Northampton, Banbury and Milton Keynes (from where there is a 45 minutes Intercity rail service to London Euston). Leisure facilities in the area include golf at Farthingstone, Hellidon Lakes and Staverton Park, motor racing at Silverstone and horse racing at Towcester.

**ACCOMMODATION:** Entrance Hall, Sitting Room, Kitchen/Dining Room, Landing, Two Bedrooms, Bathroom, Gardens to the front & Rear.



**ENTRANCE HALL:** Entered via a UPVC double glazed half glazed door, staircase rising to the first floor landing, double panel radiator, glazed door to:

**SITTING ROOM: 13' x 11' 1" (3.96m x 3.38m)** Fireplace with a multi fuel stove with back boiler serving the central heating and domestic hot water with carved surround, mantle shelf and tiled hearth, shelving and cupboards to the alcoves, laminate flooring, UPVC double glazed window to the front aspect, television point, oak door to:



**KITCHEN: 15' 11" x 7' 9" (4.85m x 2.36m)** Fitted with a range of panel fronted base and eye level units with working surfaces and an inset enamel one and a half bowl sink unit with mixer tap, electric range style cooker with ceramic hob and stainless steel extractor canopy above, plumbing for a washing machine and dishwasher, space for a fridge/freezer, downlighters to the ceiling, engineered oak flooring, UPVC double glazed window to the rear aspect, open plan through to:



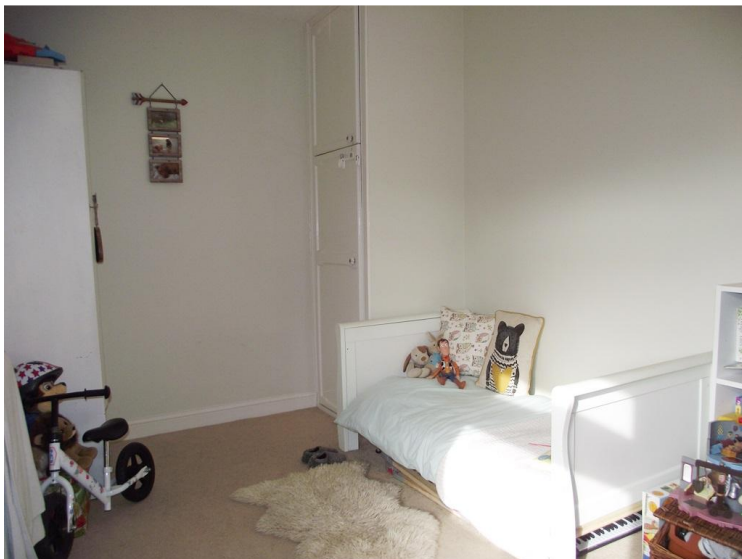
**DINING AREA: 20' 5" x 7' (6.22m x 2.13m)** French doors leading out to the garden, Two UPVC double glazed windows to the side aspect, half glazed UPVC door to the side aspect, engineered oak flooring, downlighters to the ceiling, single panel radiator.

**FIRST FLOOR LANDING:**

Access to the loft space,  
oak doors leading off to:

**BEDROOM ONE: 13' 1" x  
11' 2" (3.99m x 3.4m)**

Double panel radiator,  
UPVC double glazed  
window to the front  
aspect, large walk in  
wardrobe.



**BEDROOM TWO: 12' 8" x 7' 10" (3.86m x 2.39m)** Airing cupboard housing hot water cylinder and slatted shelving, double panel radiator, UPVC double glazed window to the rear aspect.



**BATHROOM: 7' 10" x 6' 8" (2.39m x 2.03m)** Recently refitted with a traditionally styled four piece suite comprising a roll top bath with hand shower attachment, fully tiled shower cubicle with electric shower and glazed sliding door, pedestal wash hand basin and low level WC, half height ceramic wall tiling around the bath, ceramic tiled flooring, UPVC double glazed frosted window to the rear aspect, downlighters to the ceiling, heated towel rail.



**FRONT GARDEN:** Enclosed by a low picket fence with double gates to the concrete driveway which provides on site parking for one car, laid to lawn with shrub borders.

**REAR GARDEN:** Laid mainly to lawn and extending to approximately 100 feet in length, gravelled patio area, trees and shrubs, timber shed, gated side pedestrian access via a share entry. The garden is enclosed by a combination of timber panel and chain link fencing.

## FLOORPLAN

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