



POND BANK

Blisworth, Northamptonshire, NN7



DAVID COSBY
ESTATE AGENTS



26 Pond Bank

Blisworth, NN7

£330,000 (OIEO)

Features

- Village location
- Backing onto the canal
- 3 bedrooms
- Entrance porch
- Ground floor cloakroom
- Open plan kitchen / living room
- Conservatory
- Work shop / garage
- Off road parking
- Rear garden

Description

26 Pond Bank is a family home situated in an enviable position on the edge of the delightful village of Blisworth. The property backs onto the Grand Union Canal and has a very peaceful and tranquil setting whilst offering spacious accommodation with 3 bedrooms, family bathroom, downstairs cloakroom, open plan kitchen / living room, conservatory, garage and workshop, with off road parking for several cars



Blisworth is a pretty village which has managed to retain much of its historical old-world charm. It is situated in South Northamptonshire between the market towns of Towcester and Northampton and is surrounded by pleasant open farmland.



The Property

Entrance Hall

The front entrance porch is fitted with a decorative glazed panel door with matching full height double glazed side light providing good natural lighting. The entrance porch has grey ash laminate floor boards and is neutrally decorated with a large useful base unit with solid timber surface. The entrance hall opens into the large open plan sitting and kitchen room and there is a separate ground floor cloakroom. A straight flight of timber stairs with timber mop handrail leads to the first-floor accommodation.

Open plan Kitchen / Breakfast room / Sitting room

The kitchen is newly fitted with a range of contemporary base and wall units with solid timber work surfaces. There is a 5-burner induction hob and a stainless-steel sink with double drainer. A large chrome extractor hood has been fitted above the hob. The grey ash laminate floorboards extend through from the entrance hall. The large sitting / dining room area to the rear of the kitchen has sliding double glazed doors leading to the rear conservatory. There is also a part glazed door to the right-hand side. A useful understairs cupboard has been formed which currently houses a large fridge freezer.

Conservatory

The large rear conservatory has full width double glazed panels with central double sliding doors. The floor is finished with matching grey ash laminate boards. This makes a lovely space for dining or a children's play room.

Ground Floor Cloak Room

There is a useful downstairs cloakroom located off the entrance hall with ceramic WC incorporating concealed cistern and corner segmental wash hand basin. Stylish metro tiles have been fitted to half height.



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The Property

First Floor Landing

Recently redecorated, the landing area has timber flush doors leading to the bedrooms and bathroom. There is also a former airing cupboard which will be suitable for storage. Floors are currently unfinished as are the timber stairs.

Bedroom One

The master bedroom is a large double room located to the front of the property occupying the full width and with two double glazed casement windows to the front aspect providing an abundance of light. There is built-in storage in the form of a four-door wardrobe with fitted shelves and a separate over-stair cupboard with timber flush door. The room is neutrally decorated with timber laminate flooring.

Bedroom Two

Bedroom two is a good-sized double bedroom located to the rear right hand side of the property. It features a two unit double glazed window overlooking the rear garden with views over the Grand Union Canal beyond. Walls and ceiling are neutrally decorated, and timber laminate boards have been fitted.

Bedroom Three

Bedroom three is a single room located to the rear left-hand side of the property and is neutrally decorated with timber laminate floorboards. There is a large double-glazed top hung window overlooking the garden and again with views to the Canal beyond.

Bathroom

The good-sized bathroom features two separate large frosted double glazed casement windows to the side elevation providing good natural lighting and ventilation. The room is tastefully decorated with large grey ceramic wall and floor tiles and fitted with a 3-piece suite comprising bath with rainfall shower hose over and chrome mixer tap, WC with concealed cistern set within a vanity unit and a clam shell wash hand basin with chrome mixer tap and vanity unit below. Heating is provided by a chrome ladder towel rail.





Outside Areas

Front Aspect and Garden

The property is set well back from Pond Bank with a full width block paved drive providing useful off-road parking for several vehicles.

Rear Garden

The good size rear garden is mainly laid to lawn with raised planted borders and a poly tunnel type greenhouse situated to the rear. There is gated access to the Canal towpath beyond.

Garage and workshop

The garage and workshop to the right-hand side extends the full length of the property and is fitted with power and lighting and provides a good space for handy work and storage.

Location

Blisworth is a pretty village which has managed to retain much of its historical old-world charm. It is situated in South Northamptonshire between the market towns of Towcester and Northampton and is surrounded by pleasant open farmland. The Grand Union Canal passes through the village and amenities include the local primary school, the village shop with news agency and post office, and two popular pubs.





Local Authority: West Northamptonshire Council

Services: Water, Drainage, Electricity, and Gas

Council Tax: Band C

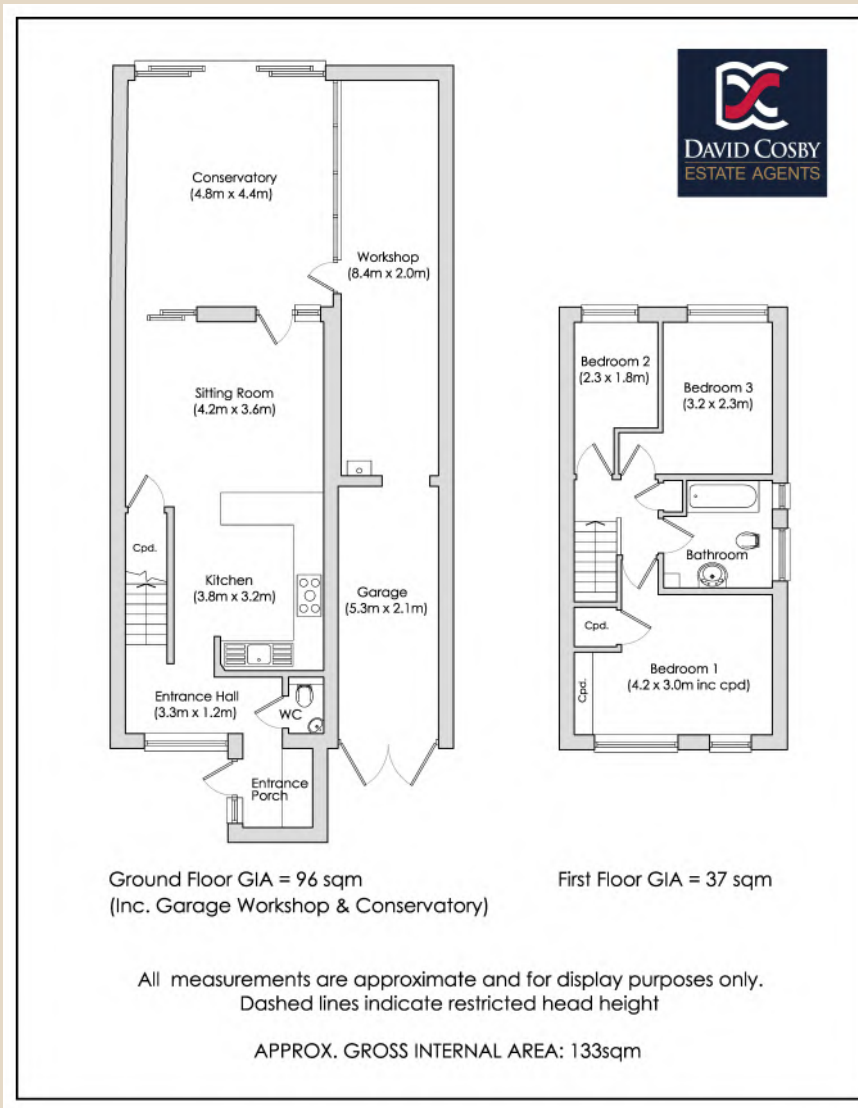
EPC: Band C

Agent's Note

Please note that these particulars are subject to the approval of the Vendors. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible.

Important Notice

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