



10 Dukelands, Weedon, Northamptonshire, NN7 4RF

HOWKINS &
HARRISON

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Northamptonshire, NN7 4RF

Guide Price: £260,000

This spacious four-bedroom terraced home, set at the end of a quiet cul-de-sac in the popular village of Weedon, offers well proportioned living throughout and is ideal for families or investors. The property is being sold with no upward chain, allowing for straightforward purchase. Located close to local amenities and with excellent road links to the A5, A45 and M1, it provides both comfort and convenience in a well-connected village setting.

Features

- Four bedroom terrace family home
- No upward chain
- Cul-de sac position
- Spacious lounge and dining room
- Kitchen and utility room
- Family bathroom
- Ideal investment purchase or first time buy
- Front and rear gardens
- Beautiful views over neighbouring fields
- Local amenities



Location

The village of Weedon is located in the junction of the A5 Watling Street and the A45 with the M1. (Junction16) about three miles distant. Amenities include primary school, doctor's surgery, dentist, general store and parish Church. The history of this village makes it highly regarded and a sought after village to live in.

Ground Floor

The property is entered via a UPVC door into a welcoming hallway that provides access to all main rooms, stairs rising to the first-floor accommodation and includes handy understairs storage. The sitting room is bright and inviting, featuring a large window overlooking the rear garden and a stone-built fireplace with an electric fire. The kitchen has a range of storage with wall and base units and practical work surfaces, including a stainless-steel sink, integrated oven, gas hob with extractor, space for an undercounter fridge, and plumbing for a dishwasher. Adjacent to the kitchen is the dining room and a hallway from the kitchen leads to a utility room with space and plumbing for a washing machine and dryer, also housing the boiler, a convenient downstairs WC, a storage cupboard, and UPVC doors opening to the garden and the front of the property.

First Floor



The landing provides access to all rooms, including a useful airing cupboard. There are four generously sized bedrooms, offering comfortable living for families or guests. The family bathroom is well-appointed with a shower over the bath, WC, and wash basin.

Outside

The property is approached through a gated entrance with paved steps leading to the front door, complemented by a neat patio area along the front of the property. The front garden is laid to lawn and bordered by a low brick wall, planted trees and established hedging. To the rear, the generous garden is mainly laid to lawn and features a paved seating area, with a practical storage shed situated at the far end. The garden enjoys picturesque views across neighbouring fields. The space is fully enclosed with a combination of fencing and mature hedging, providing a peaceful and private outdoor setting.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01327-316880](tel:01327-316880).

Fixtures and Fittings

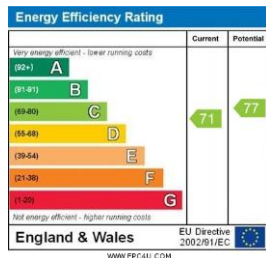
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council-Tel:0300-126700
Council Tax Band-B



Howkins & Harrison

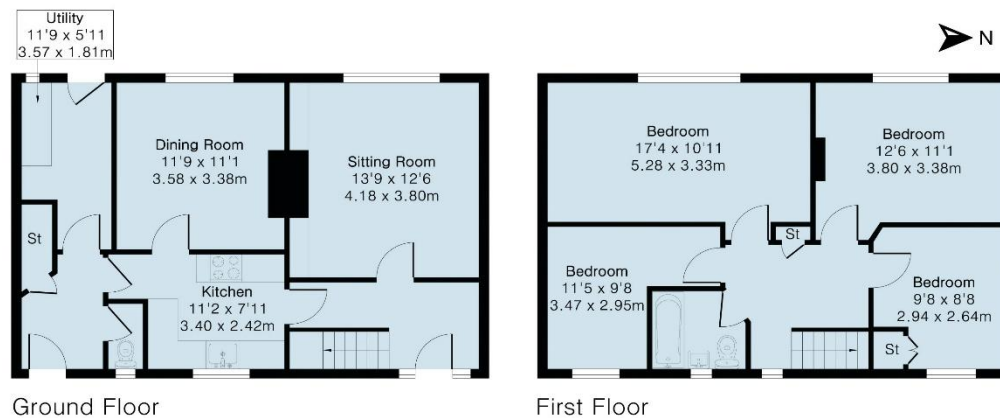
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Approximate Gross Internal Area 1214 sq ft - 112 sq m

Ground Floor Area 607 sq ft – 56 sq m

First Floor Area 607 sq ft – 56 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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