A four bedroom red brick detached house with off street parking and a double garage.

78 Woodlands
Grange Park,
Northamptonshire, NN4 5FX

- 4 bedrooms
- 3 reception rooms
- 3 bathrooms
- EPC Rating Band C

The property extends to 2,036 sq. ft. of accommodation and has solid oak wood flooring in the hall and reception rooms, and uPVC double glazing throughout. There is an entrance hall with understairs storage and a cloakroom, a study overlooking the front, a dining room and a sitting room with an open fireplace and double doors to the conservatory which has doors to the garden. There is also a fitted kitchen and a separate utility room on the ground floor.

On the first floor the master bedroom has a range of mirrored wardrobes spanning one wall, and an en suite shower room. There are three further bedrooms, two with fitted cupboards. Two of the bedrooms share an en suite shower room and there is also a family bathroom.

- Detached red brick house
- Four bedrooms, two en suite
- Kitchen-breakfast room
- Three reception rooms
- Wooden floors on the ground floor
- Double uPVC glazed throughout
- Garage and off street parking
- Enclosed rear garden

Additional Information
- Mains water, Gas, Electricity
- The Local Authority is South Northants Council
- The property is in council tax band E
Kitchen/Breakfast Room and Utility Room

The kitchen/breakfast room is fitted with soft closing wall, base and drawer units and block wood work surfaces incorporating a butler sink and a boiling water tap. There is a Rangemaster oven with a six ring gas hob and extractor over. Integrated Bosch appliances include a dishwasher and full height fridge and undercounter freezer. There is a breakfast area with a table to seat six. The adjoining utility room is fitted with matching units and work surface, with a sink and drainer, space and plumbing for a washing machine, and a door to the side.
Outside
The property is approached via a shared driveway and there is off street parking for two cars and a lawned front garden with a small gravelled seating area. Gated side access leads to the rear garden which is enclosed by fencing and has a paved patio by the house. The rest of the garden is laid to lawn with shrub borders.
**Northampton Office | 01604 611011**

19 Market Square, Northampton, Northamptonshire, NN1 2DL

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Michael Graham Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**Situation**

Grange Park is located 4 miles south of Northampton and within 1 mile of M1 junction 15. It has a shop, a public house, two hotels, a community centre and a primary school. It is in catchment for the Caroline Chisholm school which is in walking distance or less than 2 miles by road. Northampton High School for Girls is 10 minutes away.

- 1 mile from M1 junction 15
- 46 minutes from Euston
- 5 miles from Northampton station

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**Approximate Area**

- 1738 sq ft / 161.4 sq m (excludes garage)
- Garage = 300 sq ft / 27.9 sq m
- Total = 2036 sq ft / 189.1 sq m

For identification only - Not to scale