



**3 Lancers Way, Northampton  
NN7 4PH**

**£350,000**



A four bedroom detached house situated in a cul-de-sac in the popular village of Weedon with its good range of local amenities. The property offers gas radiator central heating, UPVC double glazing, and has accommodation to comprise entrance hall, downstairs cloaks/WC, lounge with French doors on to patio, formerly two separate rooms the kitchen and dining room have been combined to create a fabulous kitchen/breakfast space with an abundance of units, built in appliances, island unit and door into a lovely conservatory addition. To the first floor are four bedrooms and a family bathroom. Outside is a double width block paved front for parking, former garage now used as a store/workshop and a southerly facing rear garden with a good degree of privacy.

#### LOCAL AREA INFORMATION

Weedon Bec, more commonly known just as Weedon, along with Lower Weedon and Upper Weedon, were once three distinct villages but have now merged to form one large village. Lying close to the source of the River Nene and situated at the crossroads of the A5 and A45 main roads, it is rich in history and amenities with the village church of St Peter and St Paul sitting at the south of the village overlooked by both the Grand Union Canal embankment and West Coast mainline viaduct. A former Napoleonic War era Military Ordnance Depot also sits next to the canal and remains in use today for storage and light industry. A number of pubs, cafes and shops (predominantly dealing in antiques and speciality items) are located near the crossroads and other village amenities include pre and primary schools, doctor's surgery, dentist, sports clubs and a regular bus service to both Daventry and Northampton. The latter also offers a mainline rail service to London Euston and Birmingham New Street which can also be accessed at Long Buckby.

#### THE ACCOMMODATION COMPRISSES

ENTRANCE HALL

CLOAKROOM/WC 0.79m (2'7) x 2.24m (7'4)

LOUNGE 4.32m (14'2) x 4.85m (15'11)

KITCHEN/DINER 5.54m (18'2) x 4.67m (15'4)

UTILITY/LOBBY

CONSERVATORY 3.18m (10'5) x 6.30m (20'8)

FIRST FLOOR LANDING

BEDROOM ONE 2.72m (8'11) x 4.29m (14'1)

BEDROOM TWO 2.72m (8'11) x 4.01m (13'2)

BEDROOM THREE 3.30m (10'10) into bay x 2.46m (8'1)

BEDROOM FOUR 3.76m (12'4) x 3.18m (10'5)

BATHROOM 1.85m (6'1) x 2.18m (7'2)

#### OUTSIDE

##### FRONT GARDEN

A wide frontage extending to about 40ft. Loop topped railings with low maintenance tiered beds behind. Block paved double width hardstanding.

##### REAR GARDEN

Laid to lawn and borders. Raised paved terrace. Patio adjacent to the house. Enclosed by panel fencing. Base for greenhouse. The garden enjoys a good degree of privacy and a southerly aspect.

WORKSHOP/STORE 8.46m (27'9) x 2.57m (8'5)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.