

Church Lane
Walgrave
Northampton
NN6 9QH

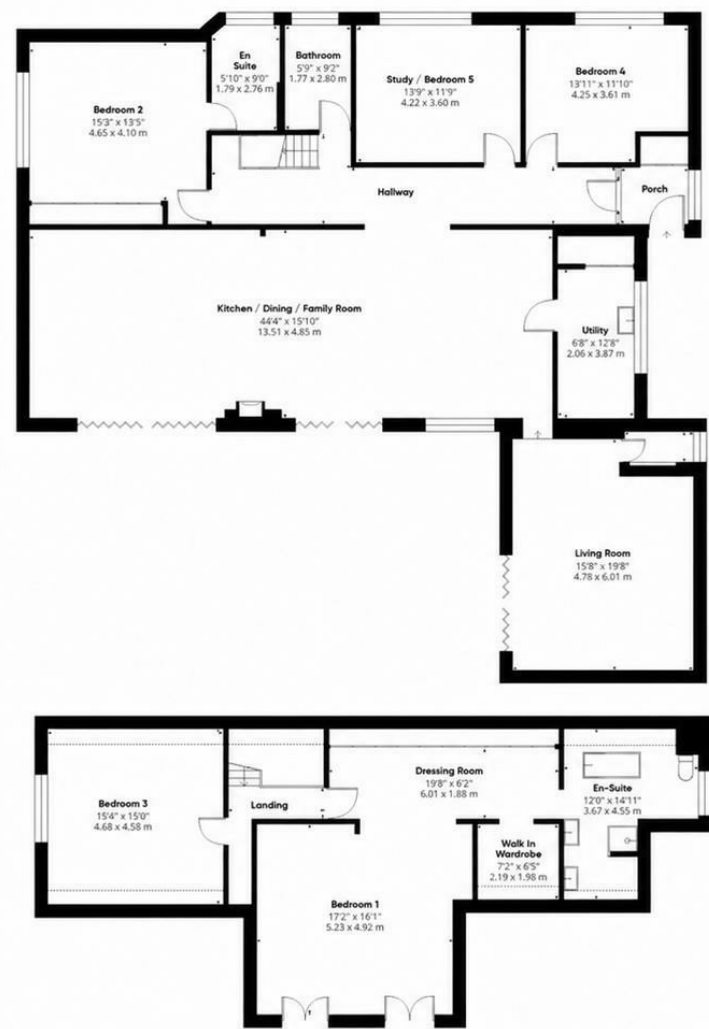
£700,000



OSCAR JAMES

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FLOOR PLANS



TOTAL FLOOR AREA: 2929 sq.ft. (272.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Substantial living accommodation



Kitchen / Dining / Family room



Five Double Bedrooms



Three Bathrooms



Private South Facing Garden



Double Garage & Off Road Parking



WHAT'S GREAT?

Situated in the heart of the sought-after village of Walgrave, adjacent to St Peter's Church, Spire Lodge is a deceptively spacious five-bedroom detached home offering approximately 3,000 sqft of beautifully presented accommodation.

A welcoming entrance hall with a striking glass-balustraded staircase leads into the impressive 720 sqft open-plan kitchen, dining and family room. Designed for modern living, this superb space features a bespoke in-frame kitchen with granite worktops, a central island, integrated appliances, a feature log-burning stove and bi-fold doors opening onto the patio. A spacious utility room and a versatile reception room, currently used as a study and snug, also enjoy access to the garden via bi-fold doors. The ground floor further comprises a generous guest bedroom with en-suite shower room, two additional double bedrooms and a family bathroom.

Upstairs, the impressive principal suite features two Juliet balconies overlooking the garden and countryside beyond, fitted wardrobes, a walk-in wardrobe and a luxurious en-suite

bathroom. A further double bedroom completes the first floor.

Outside, the private south-facing garden offers a large decked terrace leading onto an expansive lawn bordered by mature planting. The property also benefits from a detached double garage, driveway parking for four vehicles and attractive wraparound front gardens.

Combining generous proportions, stylish contemporary interiors and an enviable village setting, Spire Lodge is an exceptional family home in one of Northamptonshire's most desirable locations.

...expect excellence



SELLER'S SECRET

We have thoroughly enjoyed the location of our home, having Pitsford reservoir just a stone's throw away has been fantastic to enjoy family time. We are located close to road links and amenities, so we have had the joy of convenience living here.



Why we like it....

This is a substantially sized property in immaculate condition, situated within an idyllic village location that absolutely must be viewed to be appreciated.

OSCAR JAMES

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To buy or not to buy....
