



HIGH STREET, NORTHAMPTON, NORTHAMPTONSHIRE, NN7
£375,000 FREEHOLD

Winkworth



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NORTHAMPTONSHIRE, NN7

Located in the charming and quintessential village of Milton Malsor, and offered for sale with no onward chain, is this three bedroom, two bathroom detached family home. Features of the property include an oversized garage/workshop, three reception rooms, including a conservatory, and gas fired heating. Set back off the road, with a driveway for several vehicles, this property offers scope for further enhancement.



The accommodation in brief comprises, door to entrance hall. From the entrance hall, doors lead to the dining room, bedroom three and living room. Bedroom three has a window which overlooks the frontage of the property. The living room is the centrepiece of the home with a large area for seating and entertaining and a large fireplace with a log burner. From the living room, sliding doors lead out to the uPVC conservatory with brick base and tiled flooring. Doors from the conservatory lead out to the rear garden. The dining room features a window to the side aspect, with a door leading through to the kitchen. The kitchen has a range of units at eye and base level with stainless steel drainer sink unit, integrated eye level double oven, with separate four ring electric hob. A window looks out over the rear garden. A door from the kitchen leads to an outer lobby. Here access is provided to the driveway and the garage. The garage/workshop provides space for a car. A door from the workshop area leads out to the rear garden. The ground floor accommodation is completed with a bathroom, comprising a three piece suite incorporating a panel enclosed bath, pedestal wash hand basin and low flush WC. There is a cupboard housing the hot water tank and a window that faces to the side aspect.

To the first floor there are two double bedrooms and a shower room. Bedroom one, benefits from having fitted storage for clothing. A window overlooks the rear garden. Bedroom two has dual aspect windows to the rear and side. An unusual feature of this room is that there are double doors that lead into the bedroom. Upstairs accommodation is completed with the shower room, which comprises a low flush WC, pedestal wash hand basin, shower cubicle and window to the rear aspect.

Externally to the rear, there is a mature garden, with a mixture of paved patio area, lawn section, and shrubs.

To the front a driveway leads up to the garage. The front garden is raised and flat and has a beautiful retaining stone wall.

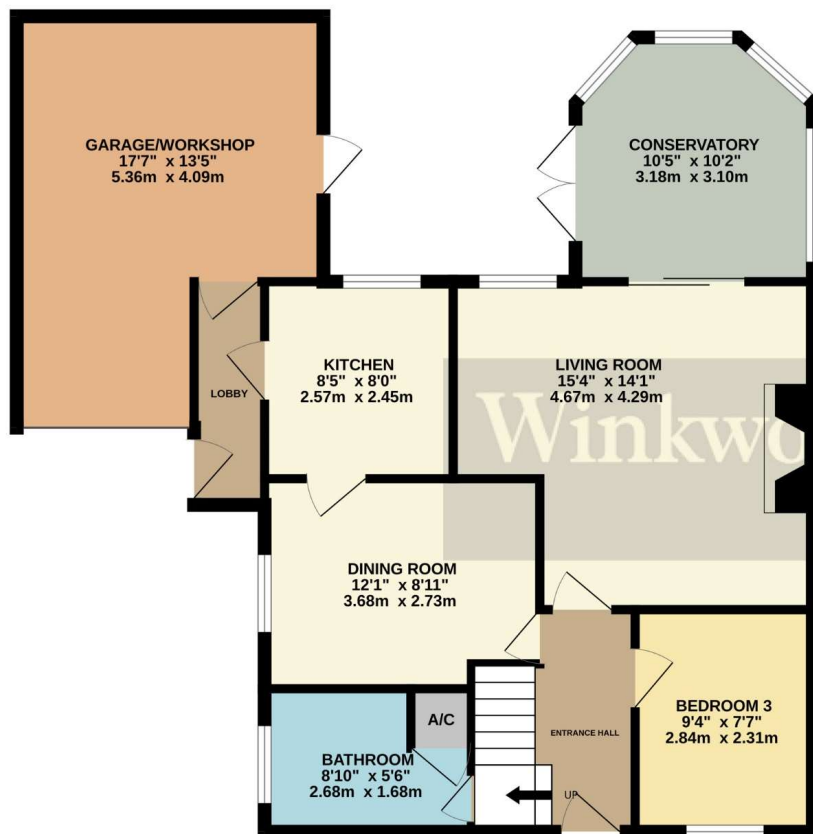
Milton Malsor is a picturesque, "picture-perfect" ironstone village in West Northamptonshire, located about 4 miles south of Northampton town centre. Known for its quiet, rural charm, it features historic homes, a 13th-century church, and scenic surroundings, including a stream running through the village.

Council Tax Band: C

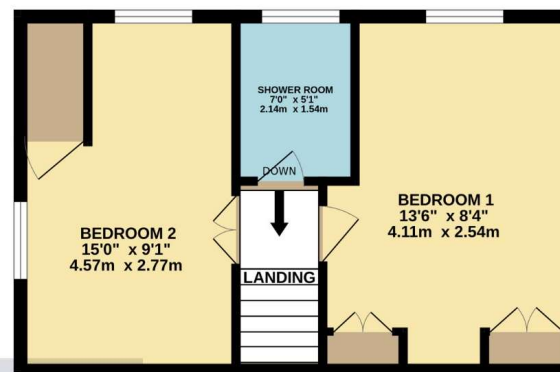
EPC Rating: E



GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Northampton | 01604 204455 | northampton@winkworth.co.uk

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