





## 2 PARSONS CLOSE ECTON NORTHAMPTONSHIRE NN6 0QJ

Entrance Hallway · Kitchen/Dining Room · Sitting Room  
Bathroom · Three Bedrooms · Gardens · Driveway  
Carport Parking · Outbuildings/Stores

EPC rating D

### DESCRIPTION

The bungalow is situated in the conservation area of the village and requires extensive modernisation or re-development as a building plot subject to planning.

The accommodation comprises entrance hallway with toilet

Kitchen opening into the dining room with window overlooking the extensive rear garden and opening into the sitting room with sliding doors onto the upvc conservatory to the rear elevation.

Three double bedrooms and family bathroom with four piece suite.

### OUTSIDE

Fully enclosed walled garden in need of full landscaping in all c0.36 of an acre.

Parsons close is a shared driveway leading to two properties only.

The bungalow has a private drive way and covered carport parking with gated access garden and store with further brick built storage in the rear garden.

**DEVELOPMENT OPPORTUNITY - SUBJECT TO PLANNING  
DETACHED THREE BEDROOM BUNGALOW SITUATED WITHIN WALLED  
GARDENS OF APPROXIMATELY 0.36 ACRE LOCATED IN A HIGHLY SOUGHT  
AFTER VILLAGE.**





## LOCATION

Ecton village is a small village and is said to be one of the first Northamptonshire villages to be awarded conservation status. Within the village there is the 13th Century Parish Church of St Mary Magdalen, two public houses, a playing field and primary school. Secondary education is available in the nearby town of Wellingborough.

The village is situated approximately midway between Northampton and Wellingborough and there is access from the south side of the village onto the A45 dual carriageway between the two towns, the same road also giving access to the M1 junction 15.

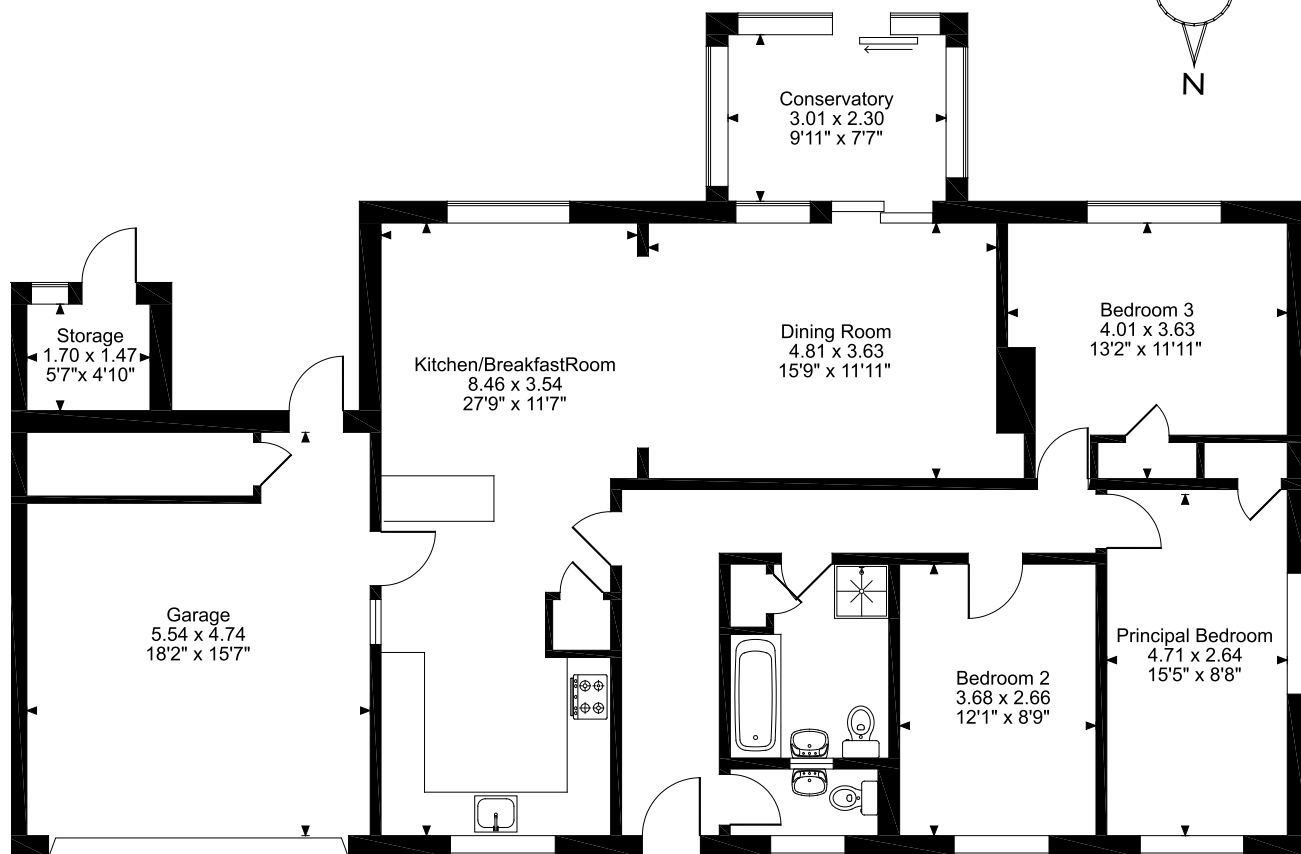
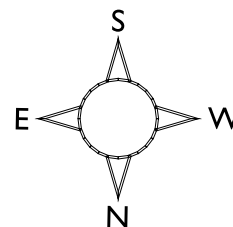
- Wellingborough Railway Station 7 miles  
(London St Pancras 45 minutes)
- Northampton Railway Station 7 miles  
(London Euston 46 minutes)
- M1 (Junction 15) 9 miles

All times and distances are approximate



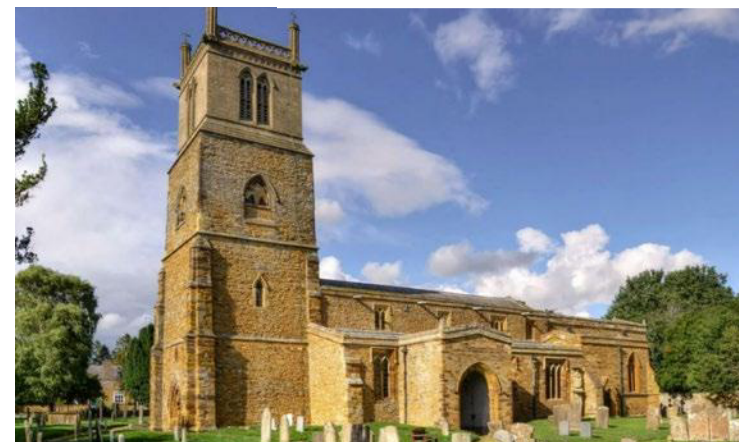


2 Parsons Close Ecton, Northampton  
 Approximate Gross Internal Area  
 Main House = 144 Sq M/1550 Sq Ft  
 Outside Storage = 2 Sq M/22 Sq Ft  
 Total = 146 Sq M/1572 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



**Northampton 01604 608200**

northampton@carterjonas.co.uk

12 Waterside Way, Bedford Road, Northampton NN4 7XD

**carterjonas.co.uk**

Offices throughout the UK

#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.