



**THE CLOISTERS**  
Dallington, Northampton

**Carter Jonas**

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## THE CLOISTERS 47 BROOK LANE DALLINGTON NORTHAMPTON NN5 7HH

Reception Hall · Sitting Room · Dining Room · Kitchen & Breakfast Room · Ground Floor Shower Room · Principal Bedroom with Shower Room En Suite · Two Further Double Bedrooms · Bathroom · Gas Central Heating · Double Garage · Landscaped Sunny and Private Gardens · EPC rating TBC

### DESCRIPTION

The property was built some 42 years ago and is traditionally constructed in reclaimed and recut stone, which blends harmoniously with the neighbouring period property. The well-planned interior has been tastefully decorated and immaculately maintained. Viewing is strongly recommended to fully appreciate the nature and quality of accommodation offered.

### ACCOMMODATION

Reception hall with oak flooring. Shower room comprising walk in shower, low level WC and vanity wash hand basin.

The sitting room has casement doors opening to the rear garden. Open fireplace with ornamental surround, marble insets and hearth and a remote controlled gas coal effect fire. The separate dining room overlooks the lovely garden.

A well-planned kitchen & breakfast room with a range of bespoke oak wall and base units by Niche Interiors with granite worksurfaces. Integrated appliances include dishwasher, washing machine and fridge/freezer. Space for range cooker with extractor over. Breakfast seating and tiled floor with underfloor heating.

First floor landing with access to the roof space.

**CHARMING, DETACHED STONE HOUSE IN THE ATTRACTIVE CONSERVATION VILLAGE OF DALLINGTON WITH LANDSCAPED PRIVATE GARDENS AND A DETACHED DOUBLE GARAGE.**



Principal bedroom with an extensive range of fitted wardrobes and shower room en suite comprising shower cubicle, low level WC, bidet and pedestal wash hand basin.

Two further double bedrooms, one of which is currently used as a study/library. Bathroom comprising panelled bath, shower cubicle, low level WC, bidet and pedestal wash hand basin.

#### **OUTSIDE**

Double wrought iron gates open to the gravelled parking area. Detached double garage which has been sub divided and half of the space is being used as a workshop. Boiler room/garden store accessed externally.

Beautiful, mature and well stocked rear garden, which has a sunny aspect and is not overlooked. Generous paved entertaining terrace, lawn areas and well stocked mature borders and beds, with a wide variety of trees and shrubs

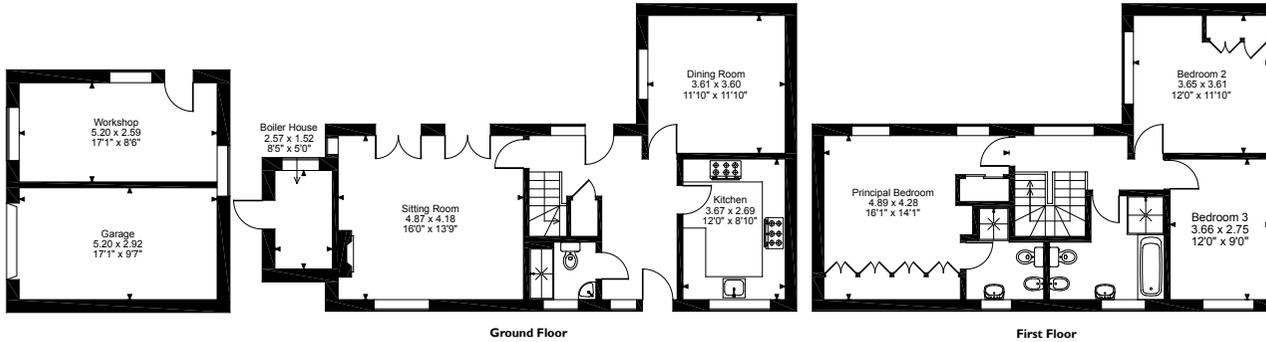
#### **LOCATION**

The property is close to Dallington Lawn Tennis Club and a Fitness First gym. Northampton railway station is within walking distance and further amenities are nearby including restaurants, cinema, supermarkets and both the rugby and football stadiums.

State primary and secondary schooling is well served in the area and private education establishments include Quinton House, Northampton High School for Girls, Wellingborough School and Pitsford School



47 Brook Lane, Northampton, Northamptonshire  
Approximate Gross Internal Area  
Main House = 124 Sq M/1334 Sq Ft  
Garage = 29 Sq M/312 Sq Ft  
Outbuilding = 4 Sq M/43 Sq Ft  
Total = 157 Sq M/1689 Sq Ft



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.



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