

**12 Overstone Road  
Sywell  
NORTHAMPTON  
NN6 0AW**

**£495,000**



- SEMI DETACHED
- VILLAGE LOCATION
- COUNTRYSIDE VIEW TO THE FRONT
- LARGE SINGLE GARAGE
- LARGE KITCHEN/DINING/BREAKFAST ROOM

- THREE/FOUR BEDROOMS
- LARGE GARDENS
- UPVC DOUBLE GLAZED
- LARGE EN SUITE
- ENERGY EFFICIENCY RATING: TBC

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Nestled in the charming village of Sywell, Northampton, this delightful semi-detached house on Overstone Road offers a perfect blend of character and modern living. With its older architecture, the property exudes a warm and inviting atmosphere, making it an ideal family home.

Boasting three well-proportioned bedrooms, this residence provides ample space for relaxation and privacy. The two reception rooms are perfect for entertaining guests or enjoying quiet evenings with family. The extended layout enhances the living space, ensuring that every corner of the home is utilised to its fullest potential.

The property features two bathrooms, which is a significant advantage for busy households, allowing for convenience and comfort. Outside, you will find large gardens that offer a wonderful space for outdoor activities, gardening, or simply enjoying the fresh air. The gardens are a true highlight, providing a serene escape from the hustle and bustle of daily life.

Parking is a breeze with space for up to three vehicles, making it ideal for families or those who enjoy hosting visitors. The location is particularly appealing, as it is situated close to the picturesque Sywell Country Park, perfect for leisurely walks, picnics, and enjoying nature.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are looking for a family home or a peaceful retreat, this semi-detached house on Overstone Road is a wonderful opportunity not to be missed.

## **Ground Floor**

### **Entrance Porch**

Sliding doors, door to:

### **Entrance Hall**

Parquet style wooden flooring, stairs leading to first floor landing, radiator, doors to:

### **Lounge**

13'6" into bay x 12'6" (4.12 into bay x 3.82)

Feature fireplace with solid fuel burner, Vinyl flooring, radiator, uPVC double glazed bay window to front.

### **Kitchen/Dining/Breakfast Room**

29'0" x 12'2" (8.85 x 3.72)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, built in dishwasher, fitted electric hob with extractor fan above, fitted electric oven, wooden flooring, pantry, radiators, large breakfast bar/island, two uPVC double glazed windows to rear, uPVC double glazed French door to rear, doors to:

### **Lobby**

Wooden flooring, uPVC double glazed window and door to side, door into rear of garage, door to:

### **Cloakroom**

Suite comprising low level w.c, hand wash basin, tiled splash backs, wooden flooring, Radiator, uPVC double glazed window to side.

## **First Floor**

### **First Floor Landing**

Access to loft, Doors to:

### **Bedroom One**

15'5" x 12'7" (4.71 x 3.85)

Radiator, uPVC double glazed window to rear and side. Doors to:

### **Dressing Room/Bedroom**

9'8" x 8'0" (2.97 x 2.44)

Radiator, uPVC double glazed window to rear.

### **En Suite Bathroom**

12'8" x 7'8" (3.88 x 2.35)

Suite comprising Roll Top bath, walk in double shower cubicle with shower unit above, hand wash basin with vanity cupboard, low level w.c, radiator with heated towel rail, tiled splash areas, uPVC double glazed window to front.

### **Bedroom Two**

12'5" x 12'0" (3.79 x 3.68)

Radiator, uPVC double glazed window to front with view out over countryside.

### **Bedroom Three**

12'6" x 10'11" (3.82 x 3.34)

Radiator, two fitted wardrobes, uPVC double glazed window to rear.

### **Bathroom**

Suite comprising bath unit with shower unit above, hand wash basin, low level w.c, tiled splash backs, heated towel rail, uPVC double glazed window to front.

## **Externally**

### **Garage**

14'3" x 12'9" (4.35 x 3.90)

Electric roller doors, power and lighting connected, uPVC double glazed window to side.

### **Front Garden**

Surrounded by brick built dwarf wall, area laid to lawn, tarmac driveway with off road parking.

### **Rear Garden**

Large rear garden mainly laid to lawn, paved patio, shrub borders, large shed, side gated access.

## **Agents Notes**

West Northamptonshire Council Tax Band: TBC















GROUND FLOOR  
835 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR  
796 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA: 1631 sq.ft. (151.5 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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Energy Efficiency Rating

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



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