

**98 Sywell Road  
Overstone  
NORTHAMPTON  
NN6 0AQ**

**£599,995**



- **AN EXTENDED FAMILY HOME**
- **FIVE BEDROOMS**
- **THREE RECEPTION ROOMS**
- **DOWNSTAIRS SHOWER ROOM/W.C.**

- **SOUGHT AFTER VILLAGE LOCATION**
- **TWO BATHROOMS**
- **KITCHEN/DINER AND UTILITY ROOM**
- **ENERGY PERFORMANCE RATING: TBC**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**



An individual, detached family home, set on a generous plot in the sought after Village of Overstone. Having been lovingly maintained and updated by the current owners for many years, the property has been considerably extended and remodelled, with the accommodation now comprising: an entrance hall, sitting room, large family or games room, a formal dining room, a kitchen/breakfast room, a utility room and a downstairs shower room/W.C on the ground floor. To the first floor, there are five generously sized bedrooms and two family bathrooms. Due to the space and accommodation on offer, this property offers a number of versatile options including a downstairs bedroom or office space. The gardens are to the front, side and rear with the position of the property providing a considerable level of privacy all round, especially to the rear. Further benefits include; uPVC double glazing, gas fired radiator heating and the driveway has off road parking for several vehicles leading to an integral double garage, as well as a garden store behind. This property is immaculately presented throughout and internal inspection is essential to fully appreciate the scope of the space on offer.

## **Ground Floor**

### **Entrance Porch**

Entered via a double glazed door, further door to the hallway, space for coats and shoes.

### **Entrance Hall**

Stairs rising to a galleried landing, radiator, doors to the sitting room and kitchen/diner, under stairs storage area, further door to the downstairs shower room.

### **Sitting Room**

19'11 x 12'00 (6.07m x 3.66m)

A large, light and airy room with double glazed window to the front elevation, radiator, television point, coving to ceiling, wall light points, double doors to the dining room and a further door to the family room.

### **Dining Room**

12'2 x 12'1 (3.71m x 3.68m)

Double glazed sliding patio door to the rear elevation, radiator, timber laminate flooring.

### **Family Room**

15'3 x 11'11 (4.65m x 3.63m)

Sliding double glazed patio door and windows to the rear garden, television point, radiator, laminate flooring, coving to ceiling.

### **Kitchen/Breakfast Room**

19'10 x 10'1 (6.05m x 3.07m)

With double glazed windows to the front and side elevations, this generously sized kitchen/diner is fitted with a range of wall and base level units with complementary work surfaces over, inset composite one and a half bowl sink drainer unit with a contemporary mixer tap over, space for a gas range cooker with an extractor hood over, integrated dishwasher, space for a dining table and chairs, inset spotlighting, wall mounted contemporary radiator, door to the utility room.

### **Utility Room**

10'1 x 6'10 (3.07m x 2.08m)

Fitted with wall and base level units. work surface, space and plumbing for a washing machine and an electric dryer, space for an 'American' style fridge freezer, double glazed door to the rear garden.

### **Shower Room/W.C.**

Refitted with a modern suite comprising a low level W.C., tiled shower cubicle and wash hand basin, tiling to splash back areas, radiator.

### **First Floor Landing**

#### **Bedroom One**

15'8 x 11'11 (4.78m x 3.63m)

Double glazed window to the rear elevation, radiator, two built-in wardrobes.

#### **Bedroom Two**

16'9 x 9'7 (5.11m x 2.92m)

Double glazed window to the front elevation, radiator.

#### **Bedroom Three**

11'11 x 9'7 (3.63m x 2.92m)

Double glazed window to the front elevation, radiator.

#### **Bedroom Four**

10'1 x 9'4 (3.07m x 2.84m)

Double glazed window to the front elevation, radiator.

#### **Bedroom Five**

12'1 x 11'7 (3.68m x 3.53m)

Measured at floor level with restricted head height due to eaves, double glazed window to the side elevation, radiator.

### **Main Bathroom**

Fitted with a four piece modern white suite comprising: a panelled 'jacuzzi' spa bath, tiled shower cubicle, low level W.C. and a vanity unit housing a wash basin, double glazed window to the side elevation, underfloor heating, tiled to splash back areas.

### **Family Bathroom**

Fitted with a white suite comprising: a panelled bath, pedestal sink and a low level W.C. laminate flooring, radiator, double glazed window to the side elevation.

### **Outside**

#### **Front Garden**

The front garden is enclosed by a neatly manicured hedge, providing a fair degree of privacy. Gravelled areas used for extra off road parking border the drive. Gated side access to the side/rear gardens.

#### **Side Garden**

Laid mainly to patio and enclosed by timber fencing, this area provides an al-fresco seating and dining area.

#### **Rear Garden**

Laid mainly to lawn with a large paved patio, lap fencing enclosed, well stocked enclosed flower beds to the borders. A door leads to an integral garden store, with power and lighting connected and a courtesy door to the garage.

**Double Garage**

Accessed via an electric roller door to the front and a door to the garden store to the rear, power and lighting connected.

**Driveway**

A tarmac drive leads to the garage and continues across the front of the property to provide off road parking for several cars.

**Agents Notes:**

Local Authority: Daventry

Council Tax Band: E

Energy Performance Rating TBC.





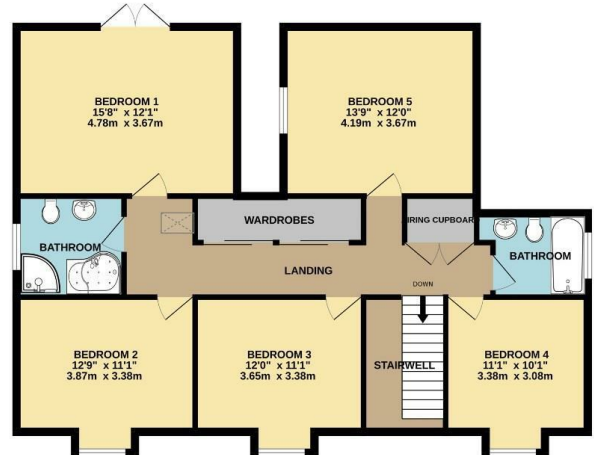




GROUND FLOOR  
1245 sq.ft. (115.7 sq.m.) approx.



1ST FLOOR  
1047 sq.ft. (97.3 sq.m.) approx.



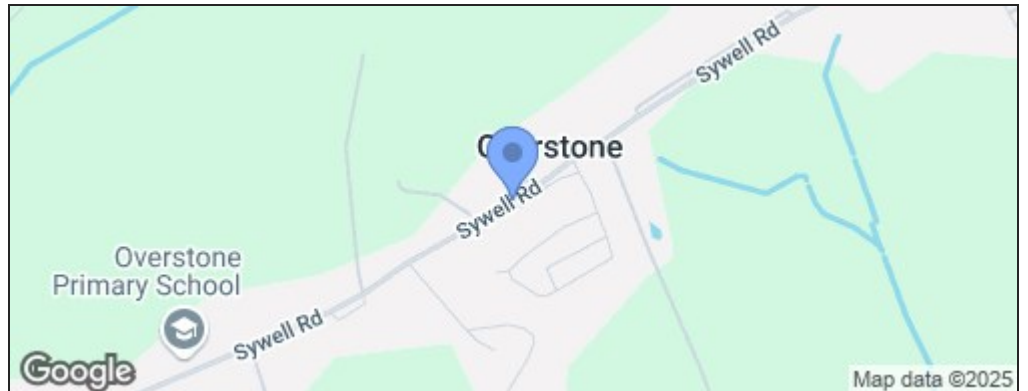
TOTAL FLOOR AREA : 2292 sq.ft. (213.0 sq.m.) approx.

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.

Made with Metropix ©2025

#### 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	



#### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.