

**92a Mayfly Road  
Pineham Village  
NORTHAMPTON  
NN4 9EQ**

**£230,000**



- **DETACHED COACHHOUSE**
- **OFF ROAD PARKING & GARAGE**
- **FREEHOLD**
- **GAS RADIATOR HEATING**
- **LOCAL AMENITIES**

- **TWO BEDROOMS WITH FITTED WARDROBES**
- **FITTED KITCHEN APPLIANCES**
- **OPEN PLAN LOUNGE / KITCHEN**
- **DOUBLE GLAZING**
- **ENERGY RATING: B**

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



**PERSONAL • PROFESSIONAL • PROACTIVE**

We are pleased to offer this detached coach house. Nestled within a peaceful corner of this modern development, this property offers a serene retreat while remaining conveniently close to local amenities and picturesque countryside walks.

As you step inside, you're greeted by an inviting entrance hall, with stairs that lead up to the first floor. Here, you'll find a delightful open-plan lounge/kitchen area, thoughtfully designed and boasting modern fitted appliances. The first floor also accommodates two well-appointed bedrooms, both with fitted wardrobes, as well as a stylish family bathroom.

Outside, there is space for two vehicles just in front of the garage. Additional features include uPVC double glazing and gas radiator heating.

## **Ground Floor**

### **Entrance Hall**

Enter via double glazed door, stairs rising to first floor.

### **First Floor**

#### **Landing**

Skylight, doors leading to all rooms, storage cupboard, radiator.

#### **Bedroom One**

10'7" x 10'0" (3.23 x 3.06)

Currently furnished with a super king size bed. Window to front aspect, radiator, fitted wardrobes.

#### **Bedroom Two**

13'9" max x 6'5" (4.2 max x 1.97)

Window to front aspect, radiator, loft access, fitted wardrobes.

### **Open Plan Lounge/Kitchen/Breakfast Room**

17'5" x 12'5" (5.33 x 3.8)

#### **Kitchen**

Fitted with a range of wall and base level units with work surfaces over, composite sink and drainer unit with mixer tap over, built in electric oven, fitted gas hob with extractor hood over, built in washing machine and fridge/freezer, skylight window, spotlights, space for breakfast table, radiator.

#### **Lounge**

Radiator, window to front aspect.

#### **Bathroom**

Fitted with a three piece suite comprising low level W/C, pedestal with mounted sink, paneled bath with fitted shower over, full height tiling to all walls, extractor fan, skylight window, chrome towel radiator.

### **Externally**

#### **Outside**

Space in front of the garage for two vehicles. Outside water tap.

**Garage**

9'3" x 17'7" (2.83 x 5.38)

Up and over door, power and light connected, under stairs storage.

**Agents Notes**

Local Authority: West Northamptonshire Council

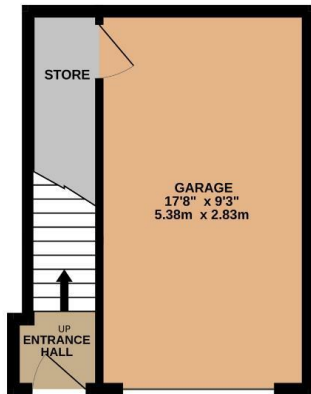
Council Tax Band: B

Local Management Charge: £120 per year

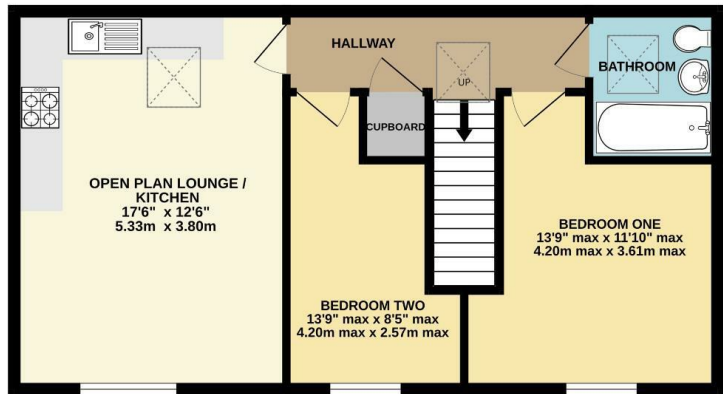




BASEMENT  
233 sq.ft. (21.7 sq.m.) approx.



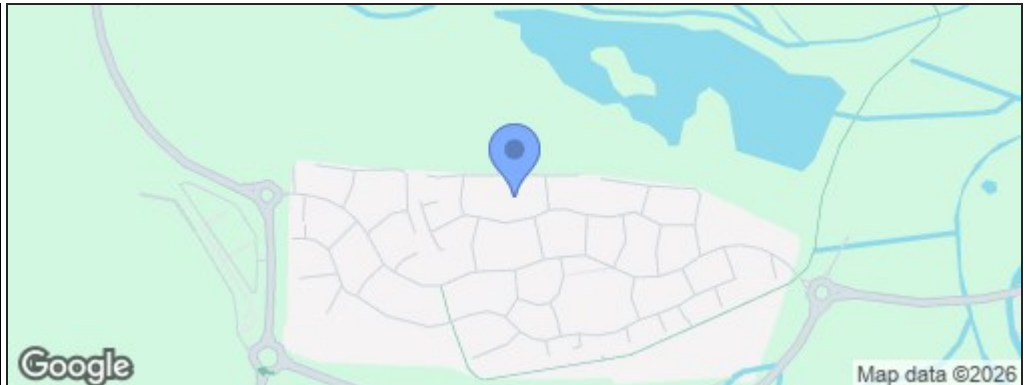
FIRST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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>	81	81
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.