

**5 High Street  
Yelvertoft  
NORTHAMPTON  
NN6 6LE**

**£365,000**



- **THREE BEDROOM**
- **VILLAGE LOCATION**
- **REFITTED BATHROOM**
- **GARAGE AND PARKING**
- **NO ONWARD CHAIN**

- **DETACHED BUNGALOW**
- **REFITTED KITCHEN**
- **GENEROUS LOUNGE / DINER**
- **MATURE GARDEN**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

\*\*\* A beautiful, extended, three bedroom, detached bungalow in a village location\*\*\* This property has been refurbished throughout to a very high standard. There is a refitted kitchen and bathroom, new heating system, newly fitted French doors and windows and a complete redecoration including new carpets. The property lies in the Guilsborough School catchment area, close to the Warwickshire border. Yelvertoft boasts a range of local amenities including a store/deli, public house, primary school and day nursery, together with good road communications, offering ease of access to the M1/M6/A14 commuter network. In brief the property comprises of large entrance hall, lounge/diner, kitchen, family bathroom, and three bedrooms. The property further benefits from cavity wall insulation, an enclosed rear garden, a single garage and a driveway providing parking for four cars. Viewing of this property is highly recommended. No Onward Chain.

### **Accommodation Comprises**

Entry via upvc front entrance door into:

#### **Porch**

Window to side. Window looking into lounge/diner. Door into:

#### **Entrance Hall**

Two storage cupboards. Doors off to; lounge/diner, kitchen, bathroom and bedrooms.

#### **Lounge / Diner**

24'3" x 11'9" (7.40m x 3.60m)

Double doors opening to rear garden. Feature fireplace. Two radiators. Door to bedroom three.

#### **Kitchen**

15'1" x 9'2" (4.60m x 2.80m)

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Integrated fridge, freezer, dishwasher, washing machine, electric oven, hob and extractor. Tiled splash backs. Oil fired combination boiler. Window overlooking rear garden. Part glazed upvc door to side.

#### **Bathroom**

9'2" x 5'2" (2.80m x 1.60m)

Fitted with a four piece suite to comprise; panelled bath, separate shower cubicle, pedestal wash hand basin and low level w.c. Fully tiled walls heated towel rail. Access to loft space. Window to side elevation.

#### **Bedroom One**

14'1" x 11'1" (4.30m x 3.40m)

Window to front aspect. Radiator.

#### **Bedroom Two**

14'1" x 11'1" (4.30m x 3.40m)

Window to front aspect. Radiator. Built in wardrobe.

#### **Bedroom Three**

8'6" x 7'10" (2.60m x 2.40m)

Window to rear aspect. Radiator.

#### **Externally**

**Front Garden**

Driveway providing off road parking for four cars and leading to garage and entrance door. Area laid to gravel. Planted borders with a variety of plants and shrubs.

**Single Garage**

With double doors. Power and light connected.

**Rear Garden**

Patio area with brick retaining wall and steps up to the raised lawn. Maturing borders planted with a variety of plants and shrubs. Timber fencing to boundary.

**Agents Note**

Local Authority: Daventry

Council Tax Band: D

Energy Efficiency Rating: D













Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>75</b>
(55-68) <b>D</b>	<b>57</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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.