

**8 Yelvertoft Road  
Crick  
NORTHAMPTON  
NN6 7TR**

**Guide Price £200,000**



- **TWO BEDROOM COTTAGE**
- **RE-FITTED SHOWER ROOM**
- **AIR SOURCE HEATING**
- **COURTYARD REAR GARDEN**
- **CELLAR**

- **EXTENDED**
- **LOUNGE**
- **GARAGE**
- **POPULAR VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING E**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

An extended attractive two bedroom cottage dating back to the 1900's situated in the popular Northamptonshire village of Crick, close to the M1 motorway, providing a superb base for commuters. In brief the property comprises: lounge with log burner, extended fitted kitchen, Re-fitted ground floor shower room, Cellar and on the first floor two bedrooms. The property further benefits from Air source heating, Double glazing, rear courtyard garden and a garage with up and over door.

The village has a great community feel and amenities including a primary school, Post Office, general stores and a Co-op. The property is also in the catchment area for Guilsborough Academy There are also three pubs, a working men's club and a canal-side restaurant. Commuters can easily access junction 18 of the M1 or London by train from Long Buckby.

### **Accommodation Comprises**

Entry via upvc double glazed door into:

#### **Bedroom One**

11'5" x 10'11" (3.49 x 3.34)

Upvc double glazed window to front aspect. Double panelled radiator. Airing cupboard housing hot water cylinder and controls for the air source pump.

#### **Lounge**

11'4" x 10'10" (3.47 x 3.31)

Upvc double glazed window to front aspect. Cast iron multi fuel burner set upon a stone hearth. Double panelled radiator. Coving to ceiling. Spotlights. Wall mounted cupboard housing fuse box and meters.

#### **Kitchen**

13'8" max x 11'2" (4.17 max x 3.41)

Fitted with a range of high gloss base and eye level units with work surface space incorporating a bowl and a half stainless steel sink and drainer unit with mixer tap over. Tiled splash backs. Space for a cooker. Space for a fridge. Space for a washing machine. Built in storage cupboard. Ceramic quarry tile effect flooring. Double panelled radiator. Upvc double glazed window to rear aspect. Upvc obscure double glazed door to side. Wooden door to cellar. Door to shower room. Original wood door to stairs rising to first floor.

#### **Cellar / Cinema Room.**

10'3" x 9'1" (3.14 x 2.77)

Timber double glazed window to front aspect. Original beams. Double panelled radiator.

#### **Refitted Shower Room**

5'10" x 5'2" (1.80 x 1.60)

Refitted with a modern suite to comprise; wall mounted wash hand basin with mixer tap, low level w.c. and double shower cubicle with wall mounted 'Mira' shower. Fueled by an air source pump. High gloss ceramic tile flooring. Double panelled radiator. Upvc double glazed obscure window to rear.

#### **First Floor Landing**

Access to loft space. Doors to bedrooms.

#### **Bedroom Two**

11'4" x 6'9" (3.47 x 2.07)

Upvc double glazed window to rear aspect.

**Garage**

Shared access through to garage. With up and over door.

**Rear Garden**

Mainly gravel and hardstanding. Timber fencing and brick wall to boundaries. Picket fence. Gated access.

**Agents Note**

Local Authority: Daventry

Council Tax Band: A

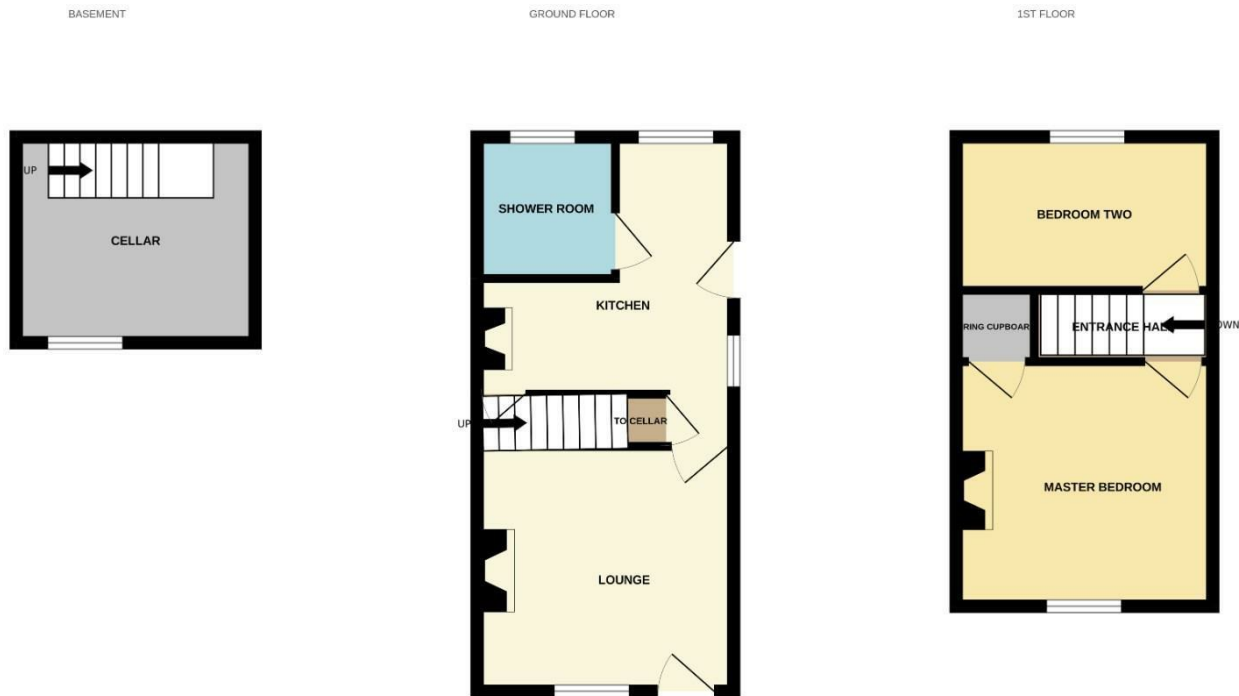
Energy Efficiency Rating: E






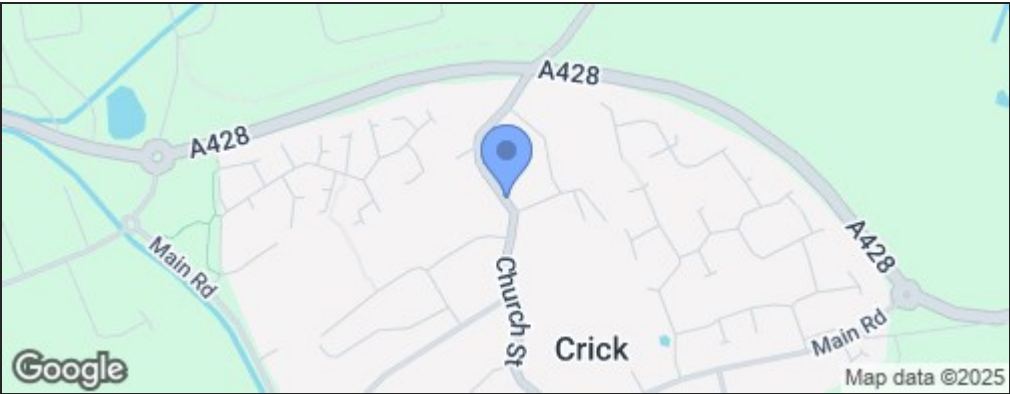






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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>                          |           | <b>76</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>                            | <b>52</b> |  |
| (1-20) <b>G</b>                             |           |  |
| Not energy efficient - higher running costs |           |  |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |



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