



4 New Road, Maidford, Northamptonshire, NN12 8HH

HOWKINS &
HARRISON

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Northamptonshire, NN12 8HH

Guide Price: £319,000

Set in the village of Maidford, this delightful, semi-detached property has recently undergone an extensive renovation and is presented in excellent condition throughout. Extending to approximately 1,019 sq ft, the accommodation includes a spacious sitting room, conservatory, kitchen, cloakroom, three bedrooms and a family bathroom. Outside, there is ample off-road parking, and a low maintenance west facing rear garden.

Features

- Village location
- Semi-detached property
- Sitting room
- Conservatory
- Kitchen
- Three bedrooms
- Family bathroom
- West facing rear garden
- Ample off-road parking
- EPC rating E



Location

Maidford is a delightful rural village with a parish church and village hall approximately 6 miles North West of Towcester. The village is in the catchment area of much sought after primary and secondary schooling, Blakesley CofE Primary and Sponne Secondary, both rated Outstanding. There is good access to the A5, A43, M1 and M40. Train stations at Milton Keynes, Northampton and Long Buckby offer services to London Euston with journey times of around one hour.

Sporting activities in the area include golf at Whittlebury Hall and Silverstone, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course motor racing at the world famous Silverstone race circuit.

Agents note

It is worth noting that the property has recently undergone an extensive renovation to include a new kitchen, bathroom, cloakroom, new carpets and tiling as well as re-wiring and plastering throughout.



Ground Floor

Entrance porch and hallway with a cloakroom, leading to the spacious sitting room with multi fuel stove, and sliding doors to the conservatory, with patio doors opening into the garden. The kitchen has been recently refurbished, to include a range of fitted units, a useful pantry cupboard and a door leading to the side aspect.

First Floor

Three generous bedrooms and a recently refurbished bathroom.

Outside

The property is approached by a gated driveway offering ample off-road parking. The front garden is mostly gravelled, with raised flower beds and a footpath leading to the front door. To the rear of the property, the low maintenance enclosed garden is west facing, and benefits from a garden shed and greenhouse.

Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

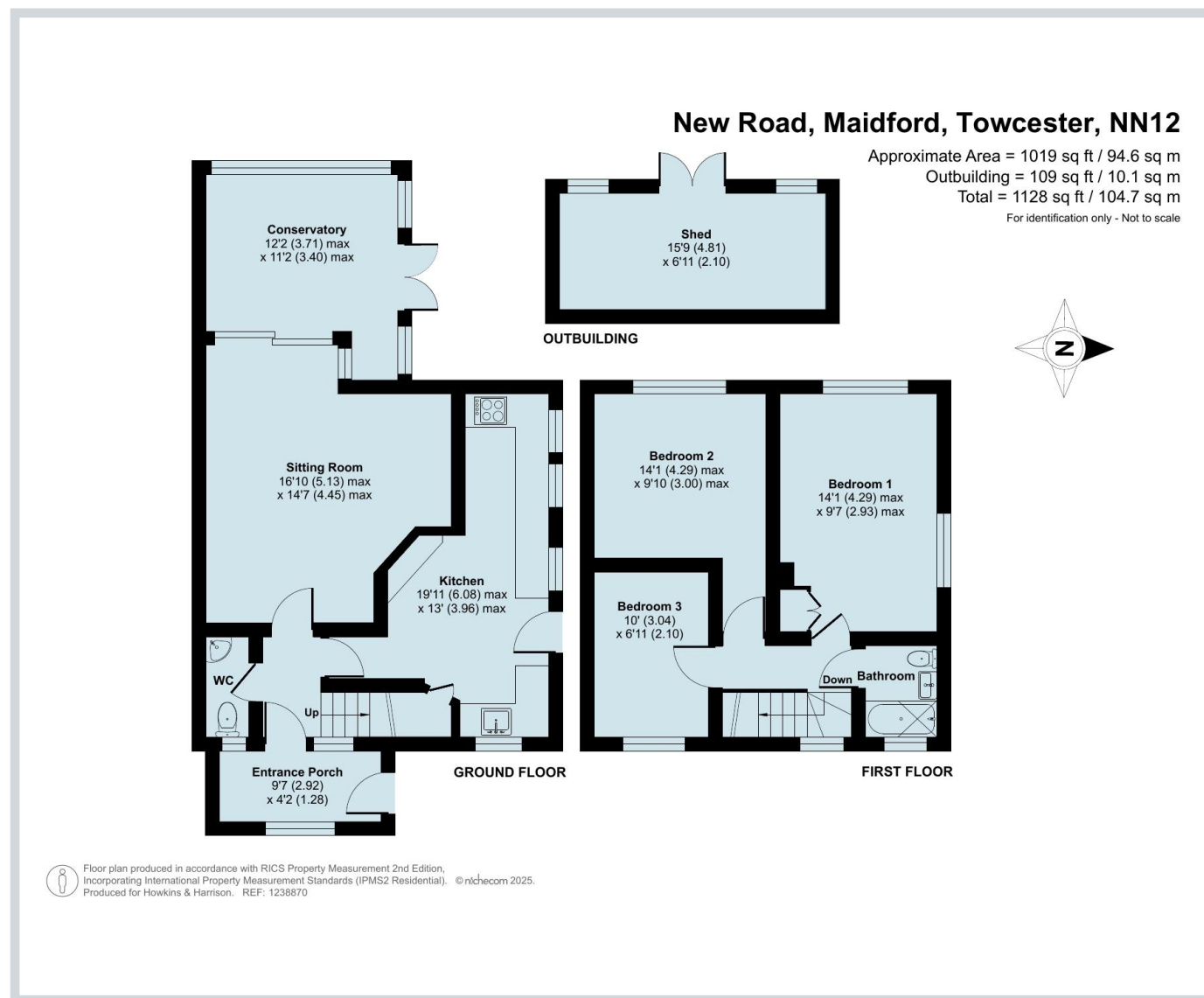
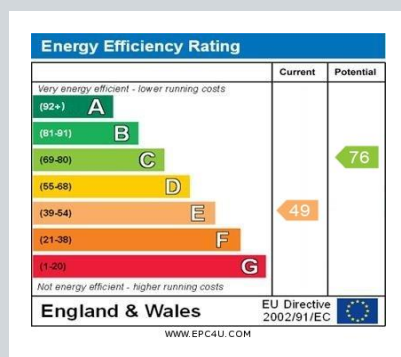
Services

The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity and drainage services. Hard fuel back boiler.

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band - B



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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