



**22 Hillside Road, Nether Heyford, Northampton, NN7 3LR**  
**£315,000 Freehold**

Offered for sale with NO ONWARD CHAIN is this immaculately presented three bedroom semi-detached home in the highly desirable village of Nether Heyford. The accommodation comprises entrance porch, hallway, refitted kitchen/dining room with pantry storage, dual aspect lounge with bi-folds to the rear garden. Upstairs there are three bedrooms and a refitted bathroom. The property further benefits from landscaped south facing rear garden, ample off-road parking and double glazing. EPC Rating: TBC. Council Tax Band: C

**Immaculate Condition | No Onward Chain | South Facing Landscaped Garden | Refitted Bathroom | Gas Radiator Heating & uPVC Double Glazing | Refitted Kitchen/Dining Room**

**modern marketing · traditional values**

### ENTRANCE PORCH

Composite entrance door. uPVC double glazed windows to front and side elevations. Wooden effect flooring. Door to hallway.

### HALL

Wood effect flooring. Staircase rising to first floor landing. Wooden door to kitchen/dining room and lounge.

### LOUNGE 6.10m x 3.66m (20'0 x 12'0)

Two uPVC double glazed windows to front elevation. uPVC bi-fold doors to south facing rear garden. Space for wood burner with wooden mantel over and slate hearth. Two radiators.

### KITCHEN/DINING ROOM 4.09m x 4.27m (13'5 x 14'0)

uPVC double glazed window to rear elevation. Radiator. Wall and base units. Granite effect work surfaces. One and a half bowl sink unit. Tiling to splash back areas. Combination boiler. Space for fridge/freezer, washing machine. Integrated dishwasher. Integrated hob, oven and grill. Extractor over. Side door. Pantry cupboard. Wood effect flooring.

### FIRST FLOOR LANDING

Storage cupboard. Access to loft space. Wooden doors to:

### BEDROOM ONE 3.66m x 3.33m (12'0 x 10'11)

Two uPVC double glazed windows to front elevation, and views over village green. Radiator. Built in wardrobe.

### BEDROOM TWO 2.72m x 3.66m (8'11 x 12'0)

uPVC double glazed window to rear elevation. Radiator.

### BEDROOM THREE 2.44m x 2.36m (8'0 x 7'9)

uPVC double glazed window to side elevation. Radiator.

### BATHROOM 1.45m x 3.71m (4'9 x 12'2)

Frosted uPVC double glazed window to rear elevation. Heated towel rail. Suite comprising pedestal wash hand basin, low level WC and panelled bath with rainwater shower head over and separate attachment. Tiling to splash back areas. Extractor. Tile effect lino. Built in cupboard.

### OUTSIDE

#### FRONT GARDEN

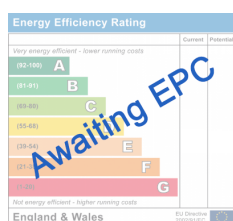
Stoned off road parking for three cars. Hedge between properties. Low level wall with lawn to front.

#### REAR GARDEN

Landscaped rear garden. Enclosed by panelled fencing. Patio area. Steps to top lawned area. Raised bed for planting. Wooden fencing, iron railings and gate. Brick outbuilding with power and light. Side access.

#### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

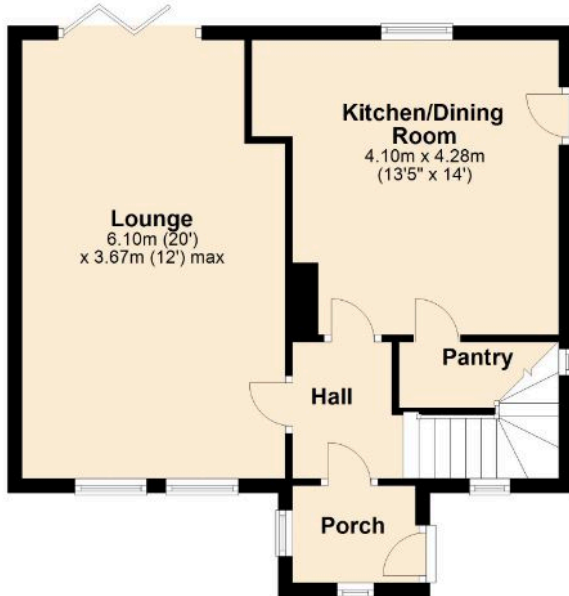


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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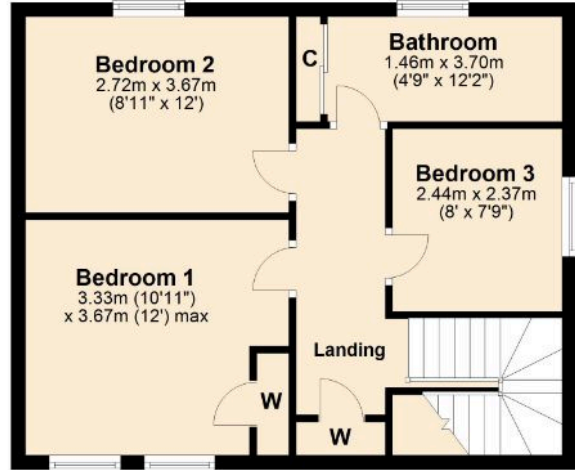
### Ground Floor

Approx. 48.1 sq. metres (517.6 sq. feet)

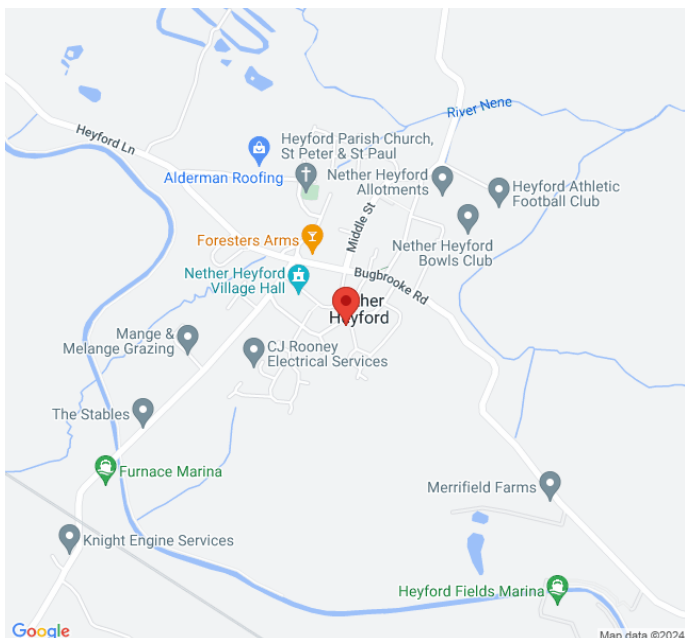


### First Floor

Approx. 45.2 sq. metres (486.7 sq. feet)



Total area: approx. 93.3 sq. metres (1004.3 sq. feet)



## LOCAL AREA INFORMATION

Located 6 miles to the west of Northampton, Nether Heyford can be easily accessed from either the A5 Watling Street Roman road or the A45 Northampton ring road and is less than 2 miles from M1 J16. The majority of its diverse amenities centre around the village green (rumoured to be one of the largest in the country) and include two public houses, two churches, village hall, general store, post office, hairdressers and butcher. The nearest secondary school is in the neighbouring village of Bugbrooke less than 2 miles away with a primary school in Nether Heyford village. The village also enjoys the Grand Union canal passing it by on the east and west sides and a regular bus service to Northampton where a mainline train station operates to both London Euston and Birmingham New Street. Upper Heyford, which lies approximately 0.5 mile to the north of Nether Heyford and is separated by the River Nene, shares its facilities. [www.netherheyford.org.uk/website](http://www.netherheyford.org.uk/website)

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