



**10 St Peters Way, Weedon, Northampton, NN7 4QJ
£270,000 Freehold**

A detached two bedroom bungalow which has recently been refurbished to a very high standard, situated in this sought after village location. The property benefits from a single garage and off road parking for a number of cars. The accommodation briefly comprises entrance hall with doors off to the bedrooms, beautifully appointed bathroom and a luxury fitted kitchen and a large open plan lounge with sliding doors leading to the conservatory. Outside, to the rear is a private low maintenance garden. An early viewing is advised. EPC: E.

**Detached Two Bedroom Bungalow | Popular Village Location | Garage & Off Road Parking |
Luxury New Kitchen & Bathroom | Immaculate Condition | Low Maintenance Rear Garden**

modern marketing · traditional values

ENTRANCE HALL

Enter via obscure UPVC double glazed door.
Radiator. Access to loft space. Doors to: -

LOUNGE 6.50m x 3.28m (21'4" x 10'9")

Maximum

Double glazed sliding doors to the conservatory.
Two radiators. Feature panelled wall. Door to: -

KITCHEN 3.56m x 2.69m (11'8" x 8'10")

UPVC double glazed window to rear elevation.
Fitted with a range of base and wall mounted units with luxury worktop surfaces over incorporating single drainer sink unit with mixer tap over. Built in oven and hob with extractor fan over. Luxury vinyl flooring.

CONSERVATORY 4.65m x 1.68m (15'3" x 5'6")

Of UPVC double glazed construction. Door to garden. Electric radiator. Laminate flooring.

BEDROOM ONE 3.25m x 2.79m (10'8" x 9'2")

UPV double glazed window to front elevation.
Radiator. Built in cupboard.

BEDROOM TWO 2.29m x 2.13m (7'6" x 7'0")

UPVC double glazed window to front elevation.
Radiator.

BATHROOM 1.73m x 1.63m (5'8" x 5'4")

UPVC double glazed window to side elevation.
Heated towel rail. Suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Ceramic tiled walls and floor.

OUTSIDE

FRONT GARDEN

Large blocked paved area providing off road parking and leading to the garage. The remainder is mainly laid to lawn.

GARAGE

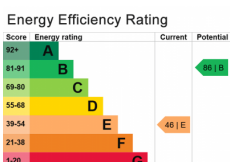
Brick built garage with up and over door.

REAR GARDEN

Enclosed by wood panelled fencing. Low maintenance garden with a sunken patio area and gravelled area with mature shrubs and borders. Wooden gate leading to the driveway.

DRAFT DETAILS

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

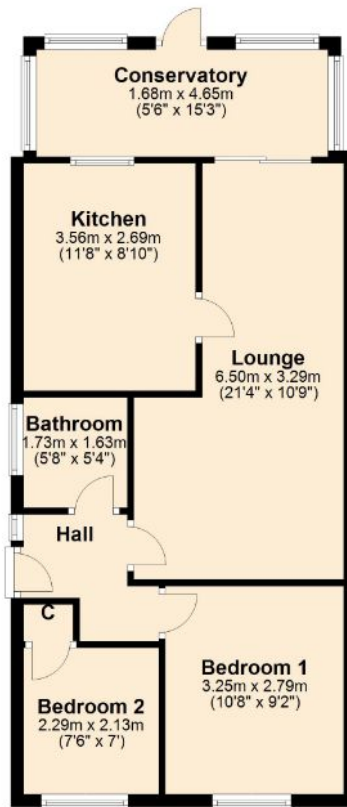


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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. 57.6 sq. metres (620.4 sq. feet)



Total area: approx. 57.6 sq. metres (620.4 sq. feet)



LOCAL AREA INFORMATION

Weedon Bec, more commonly known just as Weedon, along with Lower Weedon and Upper Weedon, were once three distinct villages but have now merged to form one large village. Lying close to the source of the River Nene and situated at the crossroads of the A5 and A45 main roads, it is rich in history and amenities with the village church of St Peter and St Paul sitting at the south of the village overlooked by both the Grand Union Canal embankment and West Coast mainline viaduct. A former Napoleonic War era Military Ordnance Depot also sits next to the canal and remains in use today for storage and light industry. A number of pubs, cafes and shops (predominantly dealing in antiques and speciality items) are located near the crossroads and other village amenities include pre and primary schools, doctor's surgery, dentist, sports clubs and a regular bus service to both Daventry and Northampton. The latter also offers a mainline rail service to London Euston and Birmingham New Street which can also be accessed at Long Buckby.

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