



12 The Greys, Weedon, Northampton, NN7 4PQ
Guide Price £300,000 Freehold

A well presented four bedroom detached property set in a desirable village location, tucked away in a little close. The accommodation comprises four bedrooms, family bathroom, downstairs shower room, kitchen, lounge, dining room, driveway for several cars, garage, front garden and private rear garden. EPC Rating: D

Four Bedroom Detached Property | No Upper Chain | Village Location | Driveway | Garage | Gas Radiator Heating & Double Glazing

modern marketing · traditional values

ENTRANCE PORCH

Double glazed door with obscure double glazed panels and matching side panel. Double glazed glass panelled doors to:

HALLWAY

Hardwood flooring. Staircase rising to first floor landing. Radiator.

LOUNGE 5.79m x 3.53m (19'0 x 11'7) Max

Double glazed bay window to front elevation. Radiator. Glass panelled doors to:

DINING ROOM 4.88m x 2.84m (16'0 x 9'4)

Double glazed door to garden with matching side panels. Laminate style flooring. Radiator. Designer radiator.

KITCHEN 4.62m x 2.49m (15'2 x 8'2) Max

Double glazed window to rear elevation. Fitted with a range of wall mounted and base level cupboards and drawers with work surfaces over. Built in electric oven, gas hob and stainless steel extractor over. Stainless steel sink and drainer with hot and cold up and over tap. Space for white goods. Ceramic tiled floor.

SHOWER ROOM 2.49m x 0.86m (8'2 x 2'10)

Obscure double glazed window to side elevation. Vinyl flooring. Shower cubicle, low level WC and pedestal wash hand basin. Fully tiled walls.

FIRST FLOOR LANDING

Double glazed window to side elevation. Access to loft space. Doors to:

BEDROOM ONE 4.75m x 2.59m (15'7 x 8'6)

Double glazed window to front elevation. Radiator.

BEDROOM TWO 3.96m x 2.59m (13'0 x 8'6)

Double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.44m x 2.74m (8'0 x 9'0)

Double glazed window to rear elevation. Radiator.

BEDROOM FOUR 3.15m x 2.74m (10'4 x 9'0)

Double glazed window to front elevation. Radiator.

BATHROOM 2.08m x 1.83m (6'10 x 6'0)

Double glazed window to side elevation. Stainless steel heated towel rail. Three piece suite comprising bath with electric shower over, low level WC and pedestal wash hand basin with built in cupboards to both sides. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn with mature borders and pathway to front door. Driveway leading to garage.

GARAGE

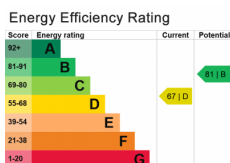
Up and over door.

REAR GARDEN

Enclosed by wooden panelled fencing. Mainly laid to lawn with mature borders. Patio area.

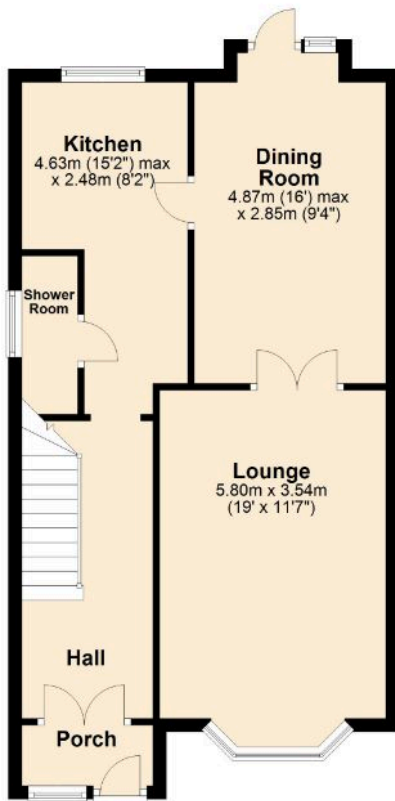
DRAFT DETAILS

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

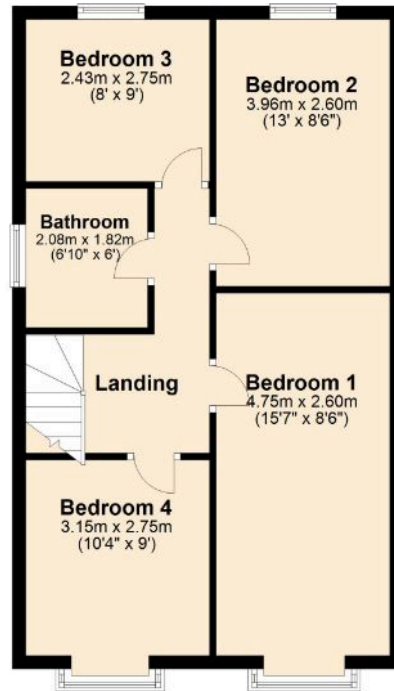


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

Ground Floor



First Floor



Total area: approx. 109.7 sq. metres (1181.1 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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