



42 Equestrian Way, Weedon, Northampton, NN7 4NZ
Offers Over £300,000 Freehold

Introducing to the market with NO ONWARD CHAIN is a spacious four bedroom detached house. Nestled away in a quiet cul de sac, this property provides complete seclusion. Boasting immense potential and an ideal canvas for renovation, the property provides endless possibilities to tailor to your own preferences. Additionally it benefits from multiple off road parking spaces and a separate garage. EPC Rating: D. Council Tax Band: D

Detached | Off Road Parking | No Onward Chain | Potential To Extend | Garage | Sought After Location

modern marketing · traditional values

ENTRANCE HALL

uPVC double glazed entrance door. Radiator.
Staircase rising to first floor landing.

LOUNGE 4.80m x 3.56m (15'9 x 11'8)

uPVC double glazed window to front elevation.
Radiator.

DINING ROOM 3.89m x 2.79m (12'9 x 9'2)

uPVC double glazed window to rear elevation.
Radiator.

KITCHEN 4.60m x 2.54m (15'1 x 8'4)

uPVC double glazed door to side elevation. uPVC
double glazed window to rear elevation. Radiator.
Wall and base units.

WC

uPVC double glazed window to side elevation. WC
and wash hand basin.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation.
Airing cupboard.

BEDROOM ONE 4.29m x 2.64m (14'1 x 8'8)

uPVC double glazed window to front elevation.
Radiator. Built in wardrobe.

BEDROOM TWO 3.89m x 2.62m (12'9 x 8'7)

uPVC double glazed window to rear elevation.
Radiator. Built in wardrobe.

BEDROOM THREE 2.92m x 2.77m (9'7 x 9'1)

uPVC double glazed window to front elevation.
Radiator. Built in wardrobe.

BEDROOM FOUR 3.20m x 2.77m (10'6 x 9'1)

uPVC double glazed window to front elevation.
Radiator.

BATHROOM

Opaque uPVC double glazed window to side
elevation. Radiator. Three piece suite comprising
low level WC, wash hand basin and bath.

OUTSIDE

FRONT GARDEN

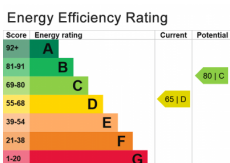
Lawned area with steps to front door.

REAR GARDEN

Lawned area. Pond. Patio area.

DRAFT DETAILS

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

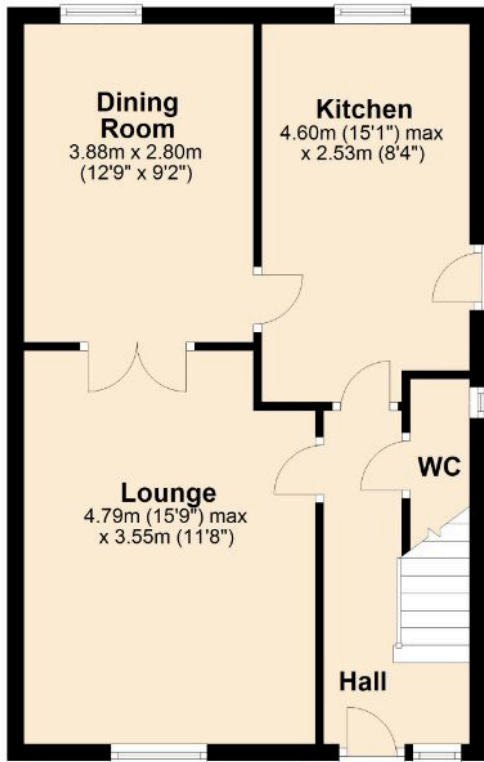


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

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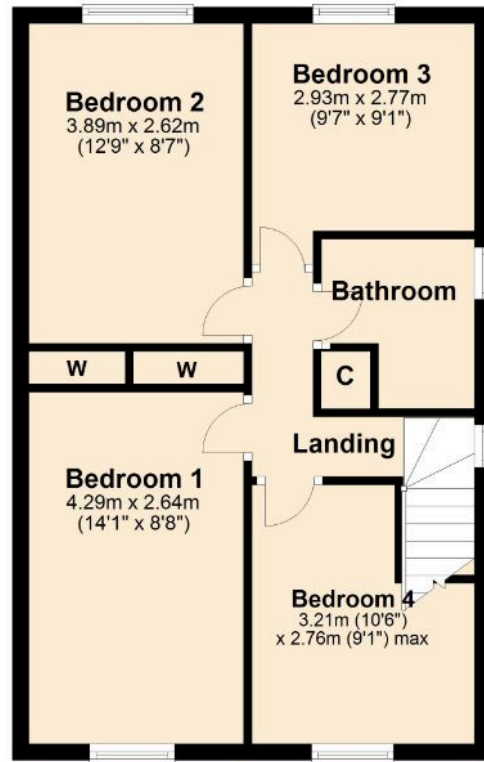
Ground Floor

Approx. 47.6 sq. metres (512.0 sq. feet)

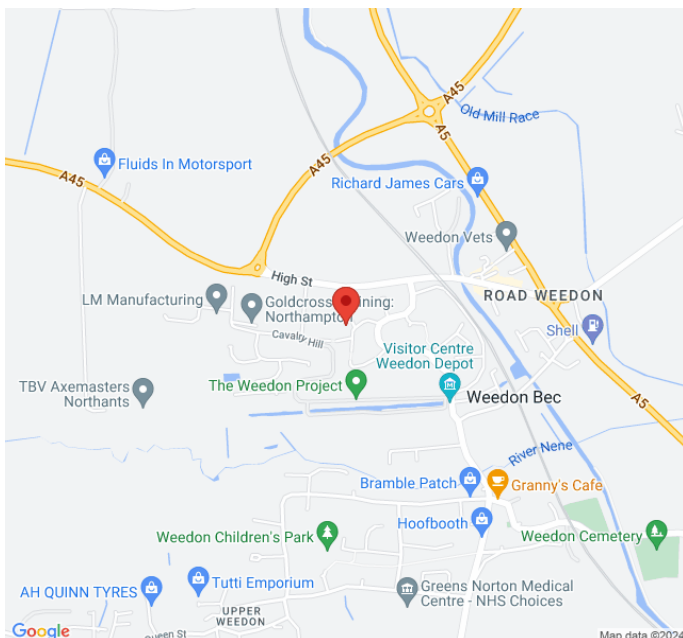


First Floor

Approx. 47.9 sq. metres (515.3 sq. feet)



Total area: approx. 95.4 sq. metres (1027.4 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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