



39 St Peters Way, Weedon, Northampton, NN7 4QJ
£235,000 Freehold

A well presented two bedroom semi detached bungalow with a garage and off road parking. Benefitting from being located in a lovely, quiet end of cul-de-sac position in the village of Weedon and an enclosed south facing garden. The accommodation comprises entrance hall, lounge, kitchen, two bedrooms, shower room, conservatory, garage, driveway, front and enclosed rear garden. EPC Rating: D. Council Tax Band: B

Desirable Village Location | Garage | Enclosed Rear Garden | Driveway Providing Parking For Several Cars | Semi Detached Two Bedroom Bungalow | Gas Central Heating & uPVC Double Glazing

modern marketing · traditional values

HALLWAY

uPVC door with obscure double glazed panels to side elevation. High spec oak effect laminate flooring. Radiator. Door to:

LOUNGE 5.11m x 3.48m (16'9 x 11'5)

French doors to conservatory. Radiator. Log burner effect electric fireplace. High spec oak effect laminate flooring.

KITCHEN 2.49m x 2.03m (8'2 x 6'8)

uPVC double glazed door with obscure double glazed panels to side elevation. Wall and base units. Sink and drainer. uPVC double glazed window to rear elevation. A range of wall and base units with work surfaces. Induction hob, oven and extractor fan.

CONSERVATORY 2.36m x 4.06m (7'9 x 13'4)

uPVC double glazed. Radiator. Tiled floor.

BATHROOM 1.96m x 1.65m (6'5 x 5'5)

Obscure uPVC double glazed window to side elevation. Suite comprising low level WC, pedestal wash hand basin and shower. Heated towel rail. Tiled flooring.

BEDROOM ONE 3.25m x 2.87m (10'8 x 9'5)

uPVC double glazed window to front elevation. Fitted blinds Radiator. High spec oak effect laminate flooring.

BEDROOM TWO 2.34m x 2.26m (7'8 x 7'5)

uPVC double glazed window to front elevation. Fitted blinds. Radiator. High spec oak effect flooring.

OUTSIDE

FRONT GARDEN

Low maintenance gravel frontage. Wooden picket fencing. Block paved driveway to garage

GARAGE

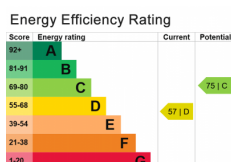
Up and over door.

REAR GARDEN

Two tiered patio garden. South facing. Enclosed by fencing.

DRAFT DETAILS

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

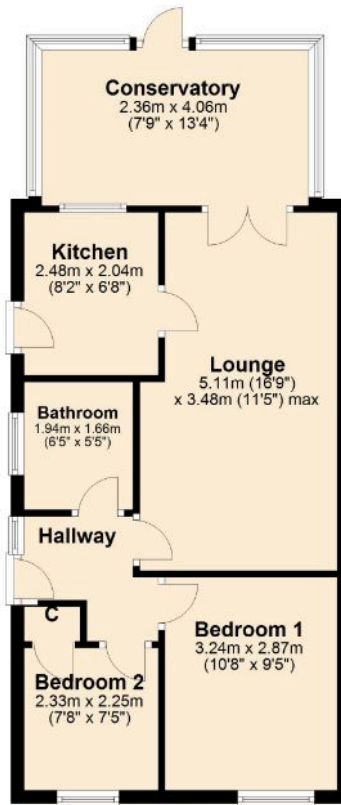


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

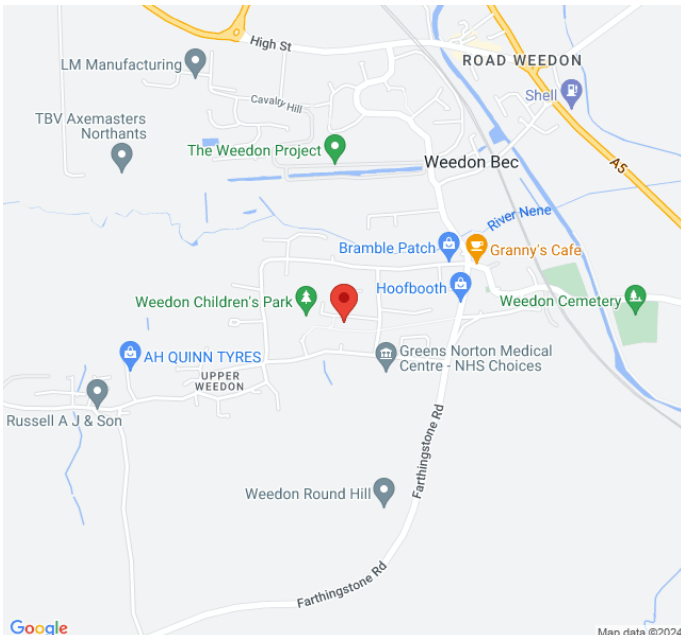
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Ground Floor

Approx. 52.7 sq. metres (567.6 sq. feet)



Total area: approx. 52.7 sq. metres (567.6 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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