



**24 Overstone Road, Sywell, Northampton, NN6 0AW**  
**£400,000 Freehold**

Benefitting from no onward chain and enviable view is this extended four bedroom semi detached 1950's family home. The property enjoys traditional character and charm whilst offering scope and potential to adapt to today's contemporary living if required. The accommodation is set over two floors and comprises entrance hall, lounge with bay window and opening to the dining room. The kitchen overlooks the lovely rear garden, has a pantry cupboard with access to a utility room and integral garage. From the first floor split landing you find four double bedrooms and bathroom. Outside the front provides off road parking leading to the garage and gated side entrance to the rear. Both gardens are established with the large rear garden being private, having a generous lawn, workshop and summerhouse plus many trees, shrubs and flowers. EPC Rating: E. Council Tax Band: D

**Attractive Mature House | Extended With Further Scope | Utility & Cloakroom/WC | Four Double Bedrooms | Lovely Gardens & Garage | No Onward Chain**

modern marketing · traditional values

## PORCH

uPVC obscure double glazed sliding doors. Original door leading into entrance hall.

## HALLWAY

Radiator. Staircase rising to first floor landing. Doors to lounge/dining area and kitchen.

## LOUNGE 3.51m x 3.73m (11'6 x 12'3)

uPVC double glazed leaded light bay window to front elevation. Radiator. Coving. Exposed stone fireplace and wall lighting. Sliding doors to dining area.

## DINING AREA 3.71m x 3.12m (12'2 x 10'3)

uPVC double glazed window and door to rear elevation. Two radiators.

## KITCHEN 2.79m x 2.26m (9'2 x 7'5)

uPVC double glazed window to rear elevation. Wall mounted and base level cupboards and drawers with roll top work surfaces over. Stainless steel one and a half bowl sink and drainer with swan neck mixer tap over. Tiling to splash back areas. Pantry cupboard.

## UTILITY 2.79m x 2.74m (9'2 x 9'0)

uPVC double glazed window to rear elevation. Base units with inset sink. Plumbing for washing machine. uPVC obscure double glazed door leading to side entrance. Door to WC and garage.

## WC

uPVC double glazed obscure window to side elevation. Suite comprising low level WC and wall mounted wash hand basin. Tiling to splash back areas.

## FIRST FLOOR LANDING

uPVC double glazed window to rear elevation. Access to loft space. Doors to bedrooms and bathroom.

## BEDROOM ONE 3.68m x 3.76m (12'1 x 12'4)

uPVC double glazed leaded light window to front elevation. Radiator. Picture rails. Shelved storage cupboard.

## BEDROOM TWO 3.73m x 3.25m (12'3 x 10'8)

uPVC double glazed window to rear elevation. Sink inset to vanity cupboard. Airing cupboard and storage cupboard.

## BEDROOM THREE 4.32m x 2.90m (14'2 x 9'6)

uPVC double glazed leaded light window to front elevation. Radiator.

## BEDROOM FOUR 2.84m x 2.36m (9'4 x 7'9)

uPVC double glazed window to rear elevation. Radiator.

## BATHROOM 2.57m x 1.91m (8'5 x 6'3)

uPVC double glazed leaded light window to front elevation. Radiator. Suite comprising low level WC, pedestal wash hand basin and both shower tap attachment and electric shower over. Tiling to splash back areas.

## OUTSIDE

### FRONT GARDEN

Driveway leading to integral garage and providing off road parking. The remainder is laid to lawn with flower and hedge borders. The property also benefits secure gated side access.

### GARAGE 5.05m x 2.67m (16'7 x 8'9)

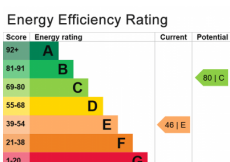
Electric up and over door. Radiator. Power and light connected.

### REAR GARDEN

A beautiful large and private rear garden. Predominately laid to lawn with a white variety of flowers, shrubs and trees. Paved patio seating area. Attractive summerhouse and work shop and greenhouse. Enclosed via timber fencing and mature hedgerow.

## DRAFT DETAILS

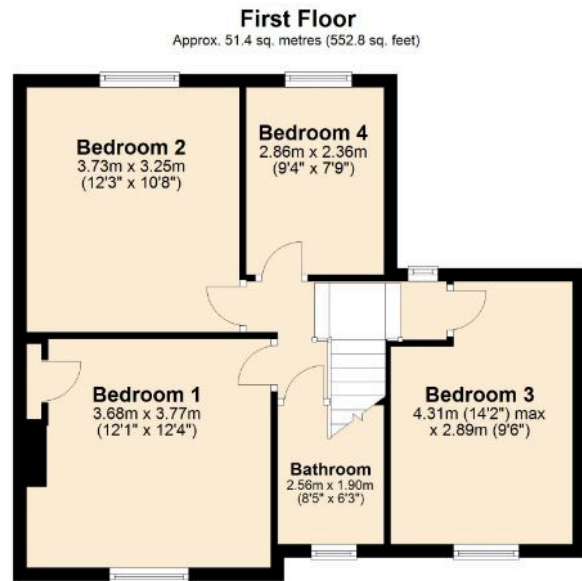
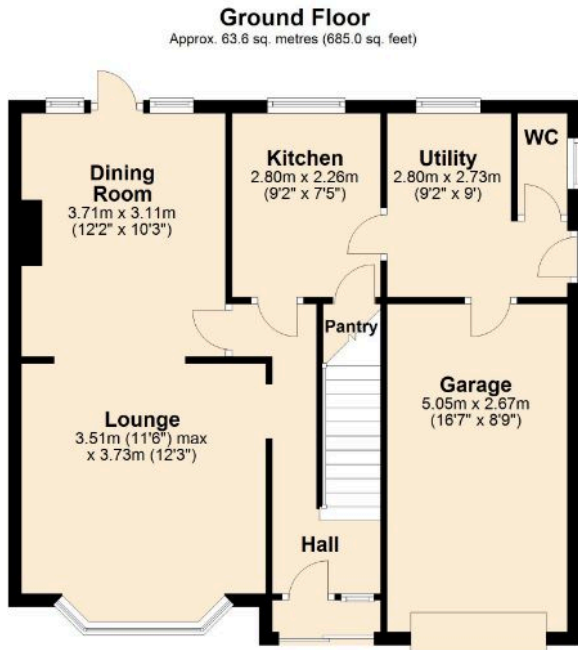
At the time of print, these particulars are awaiting approval from the Vendor(s).



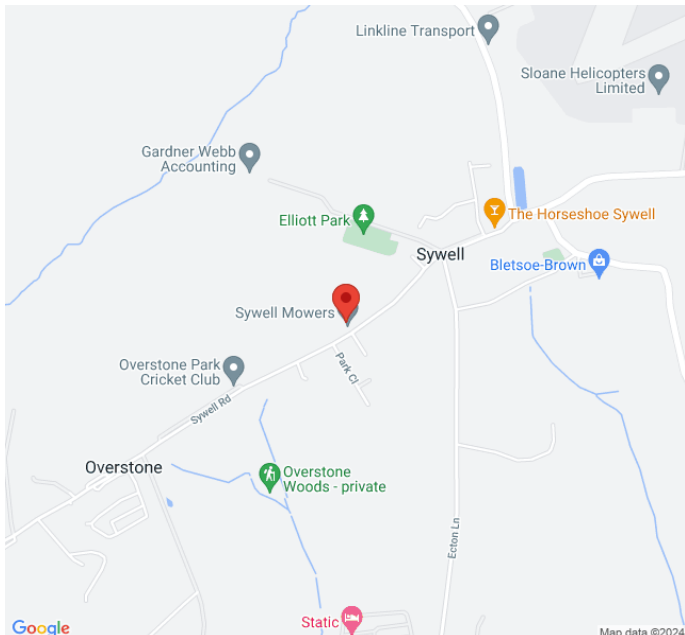
Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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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Total area: approx. 115.0 sq. metres (1237.7 sq. feet)



## LOCAL AREA INFORMATION

Sywell is a small village in East Northamptonshire best known locally for its aviation heritage. Indeed, it is here on the edge of the village that Sywell Aerodrome, active during World War II and one of the best General Aviation Airfields in the UK, is located. This site also provides a museum and Art Deco styled hotel incorporating Hangar One entertainment and conference venue. Additional facilities within Sywell village include a church, public house, country park and primary school with the nearest secondary education provision being Moulton School less than 4 miles away. Located 9 miles northeast of Northampton town centre and 5 miles west of Wellingborough, the closest main access roads are the A43 and A45 ring roads which in turn give access to the M1, M6 and A14. Both Northampton and Wellingborough also offer mainline rail access to London stations.



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