



**28 Sywell Road, Overstone, Northampton, NN6 0AN**  
**£500,000 Freehold**

Located in the popular Overstone Village, set back from the road and boasting a large mature garden. The property has been adapted and extended by the current owners who have enjoyed a couple of decades in this 1950's detached family home. With accommodation set over two floors it offers a lounge with bay window and fireplace with inset burner, open plan kitchen / dining room, utility room and WC on the ground floor. Leading from the split level landing are the principal bedroom with its own fitted wardrobes and en-suite, three further good sized bedrooms and an impressive bathroom with wet area. Externally there is a driveway for three / four cars leading to an integral garage. The front is lawned and to the rear is a sociable space ideal for entertaining either on the paved patio area or crossing the lawn to the summer house which is set up with full power and light connected. There is a covered veranda giving all weather dining opportunities. A well proportioned family home worthy of an internal viewing. EPC Rating C. Council Tax Band E.

**Detached Family Home | Extended & Adapted | Four Bedrooms & Two Bathrooms | Sociable Family Room | Lovely Gardens & Driveway | Garage & Summer House**

modern marketing · traditional values

### ENTRANCE HALL

Entrance via uPVC obscure double glazed door. Tiled floor with underfloor heating. Stairs rising to first floor landing with understairs storage cupboard. Further storage cupboard. Dado rail. Doors to cloakroom, kitchen and lounge.

### CLOAKROOM

Suite comprising dual flush low level WC and wash hand basin with mixer tap over and storage below. Tiled splash backs. Tiled floor with underfloor heating.

### LOUNGE 4.09m x 3.76m (13'5 x 12'4)

uPVC double glazed bay window to front elevation. Inset log burner with wooden beam and surround. Tiled floor with underfloor heating. Coving. Wall lights.

### KITCHEN / DINING ROOM 7.06m max x 6.02m max (23'2 max x 19'9 max)

uPVC double glazed windows to rear and side elevations. uPVC double glazed door to rear elevation. Vaulted sky light window over the kitchen area. Refitted kitchen with a range of wall, base and drawer units with wooden block work surfaces over. Stainless steel one and a half bowl sink and drainer unit with movable mixer tap over. Integrated Neff double oven and Zanussi induction hob with extractor hood over. Integrated Bosch dishwasher. Tiled floor with underfloor heating. Storage cupboard. Door to:

### UTILITY ROOM 3.56m x 2.44m (11'8 x 8'0)

uPVC double glazed window to rear elevation. Radiator. Fitted with a range of wall, base and drawer units with work surfaces over. Stainless steel sink and drainer unit with rotary tap over. Space for further white goods. Wall mounted Vaillant combination boiler. Tiled splash backs. Tiled flooring. Door to the garage.

### FIRST FLOOR LANDING

Split level staircase leading to the bedrooms and bathroom. Access to loft space.

### BEDROOM ONE 4.01m x 2.44m (13'2 x 8'0)

uPVC double glazed window to front elevation. Radiator. Dressing area with fitted wardrobes and door to en-suite.

### EN-SUITE 2.36m x 1.04m (7'9 x 3'5)

uPVC obscure double glazed window to rear elevation. Heated towel rail. Suite comprising tiled shower cubicle with rainfall shower head and separate attachment, concealed WC and wash hand basin set into vanity unit. Tiled flooring.

### BEDROOM TWO 4.14m x 3.45m (13'7 x 11'4)

uPVC double glazed window to front elevation. Radiator. Fitted wardrobe.

### BEDROOM THREE 3.58m x 3.45m (11'9 x 11'4)

uPVC double glazed window to rear elevation.

### BEDROOM FOUR 2.79m x 2.21m (9'2 x 7'3)

uPVC double glazed window to front elevation. Radiator. Storage cupboard.

### BATHROOM / WETROOM 2.46m x 2.21m (8'1 x 7'3)

uPVC obscure double glazed window to rear elevation. Chrome heated towel rail. Suite comprising oversized panelled bath, wall mounted wash hand basin with mixer tap over, concealed cistern WC and wet area with overhead rainfall shower head and discreet soak away floor. Tiled splash backs. Recessed tiled display shelving.

### OUTSIDE

#### FRONT GARDEN

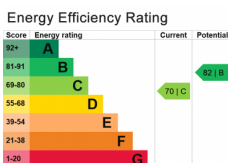
A generous driveway providing off road parking for three / four vehicles and leading to the garage and front entrance. The remainder is laid to lawn.

#### REAR GARDEN

An established, traditional style garden benefitting from a paved patio area overlooking the lawn beyond. There are mature trees and hedging with a fabulous multi purpose summer house with large covered patio area creating an external hide away with power and light connected. There is also a storage area behind panelled fencing.

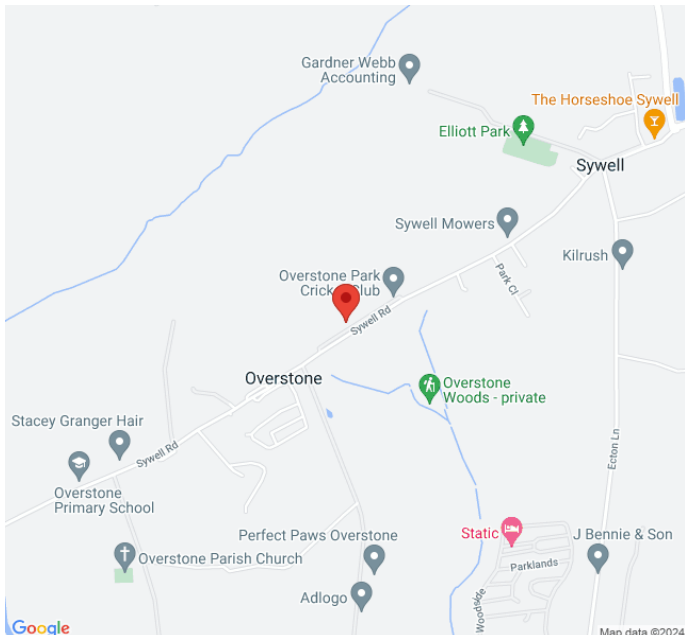
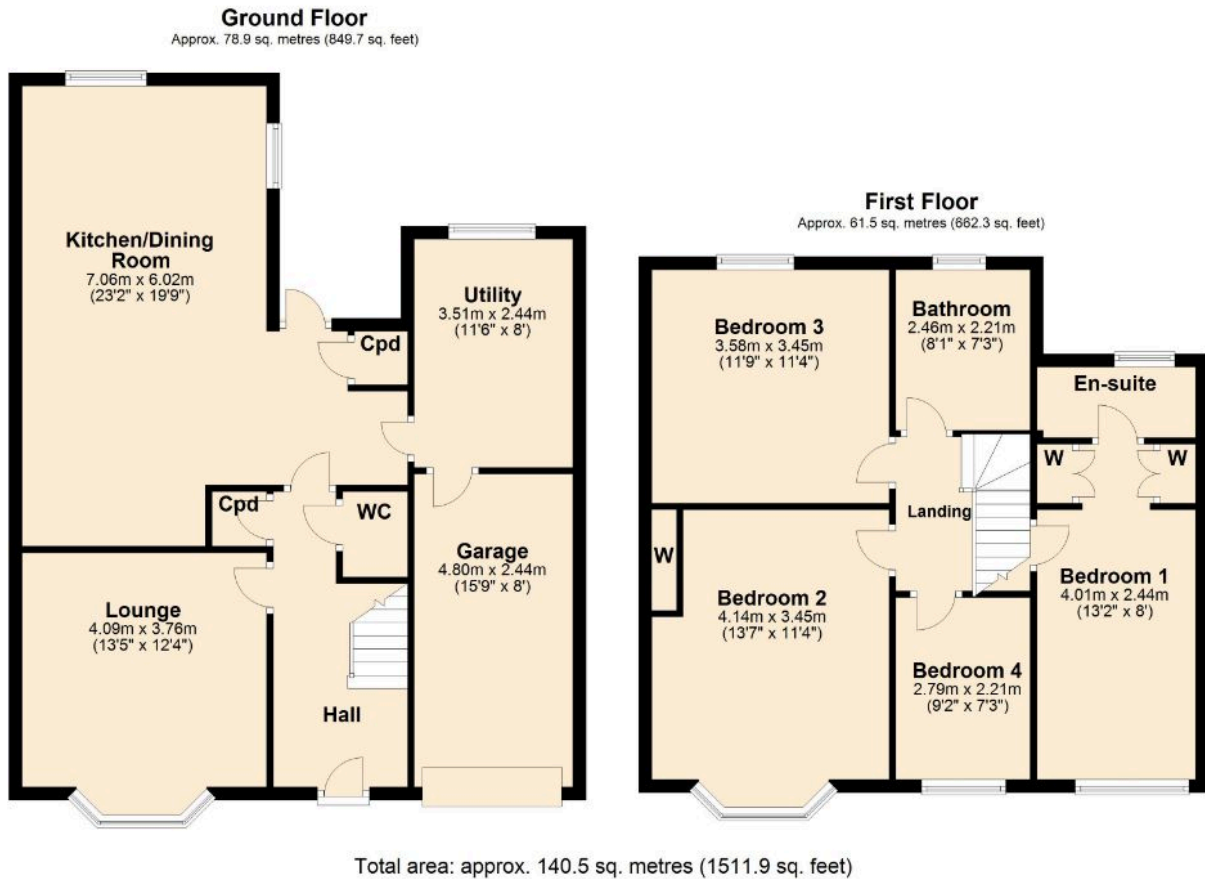
#### DRAFT DETAILS

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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## LOCAL AREA INFORMATION

Overstone is a small village 6 miles NE of Northampton. Primarily a ribbon development, the village covers an area of 644 hectares which includes Overstone Park Resort & Golf Club, a Scandinavian-style village with tennis, gymnasium, hotel and conferencing facilities plus an 18 hole par 72 golf course. A post office and a primary school, which prides itself on the extracurricular activities offered to pupils, are located within the main village with the nearest secondary school provision being Moulton school less than 2 miles west. Moulton also provides Overstone residents with fuel station, grocery store, library, GP surgery and pharmacy services. The nearest main roads are the A43 and A508, both of which give access to the A14 and in turn to the M1 and M6. For public transport a regular bus service runs to Moulton and Kettering via several nearby villages and mainline rail access to London Euston and Birmingham New Street can be accessed in Northampton with further services to London St Pancras and Nottingham available from Wellingborough station 6 miles west.

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