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Elkington Road, Yelvertoft
Offers in the region of £315,000

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ESTATE AGENTS

Elkington Road, Yelvertoft, Northampton

Complete Estate Agents are pleased to offer for sale a lovely semi-detached home in a peaceful village location with a strong local community. This charming semi-detached property boasting good condition throughout, offers two reception rooms, ideal for entertaining guests or relaxing with family. The property features three bedrooms, including a double bedroom with built-in wardrobes providing ample storage space. Additionally, there is a second double bedroom and a single bedroom, offering versatility for various living arrangements. Open countryside views to rear. One well-appointed bathroom serves the household, ensuring convenience for all residents. The property also includes a kitchen, perfect for preparing delicious meals, and a reception room with a garden view, allowing natural light to flood the space and creating a serene atmosphere.

With its desirable location and well-maintained condition, this property presents an excellent opportunity for those seeking a home in a quiet village neighbourhood with a close-knit community. Don't miss the chance to make this lovely semi-detached house your new home. Contact us today to arrange a viewing on 01788 550800

Entrance Hall

Sitting Room 13'10" x 12'0" (4.22 x 3.66)

Exposed brick fireplace. Radiator. Window to front.

Dining Room 12'0" x 10'7" (3.66 x 3.25)

Double doors from Lounge. Radiator. Window overlooking garden

Kitchen 10'9" x 7'6" (3.28 x 2.29)

An array of base cupboards and drawers with eye level units above. One and a half bowl stainless steel sink unit. Fan assisted electric oven with electric hob above. Plumbing for an automatic washing machine. Space for an upright fridge freezer. Tiled splash areas. Extractor fan. Window to side. Door to rear garden.

Landing

Airing cupboard. Central heating timer unit. Doors to



Bedroom One 12'0" x 10'11" (3.66 x 3.35)

Built in wardrobes and drawers. Radiator. Window to front. ,

Bedroom Two 12'0" x 10'5" (3.66 x 3.20)

Radiator. Window overlooking garden and open countryside.

Bedroom Three 8'0" x 7'8" (2.44 x 2.36)

Radiator. Window to front.

Shower Room

Low flush WC. Wash hand basin. Large walk in shower with glazed screen and fitted electric power shower. Radiator. Window to rear.

Garage 16'11" x 8'0" (5.18 x 2.44)

Concrete sectional garage entered via timber doors. Power and light connected. To the rear of the garage there is a stone and glazed potting shed.

Rear Garden

A good size rear garden which is laid mainly to lawn with a variety of maturing shrubs and bushes. Oil storage tank. Fully enclosed by timber fencing.

Front Garden

Off road parking for 3/4 vehicles. Front garden laid mainly to lawn.

Yelvertoft History

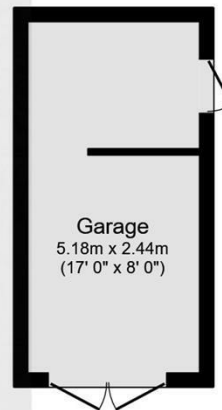
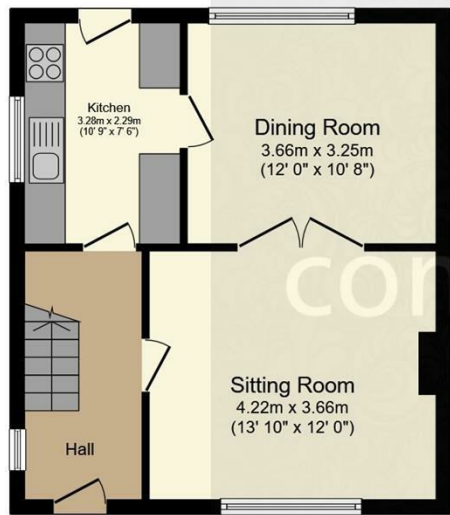
Yelvertoft's main thoroughfare, called High Street, is approximately three quarters of a mile long, from the Parish Church of All Saints to the Village Hall. This linear street follows the course of an ancient Portway known as Salters Way. There is also the Knightley Arms pub. The town was recorded in the Domesday Book in 1086, where a priest was mentioned. Yelvertoft has maintained a more independent, rural character compared to other villages in the region, such as Crick, because no major transport routes pass through it.

Sites of historical interest include a monument built for the 13th century Rector of the All Saints Church, John Drycson, a charity school building constructed in 1792 (the school was established in 1711) which now serves as the Reading Room, and a town pump dating from 1900, which was renovated in 2000.

Agents Comments

The properties either side of this home have been extended to the rear which forms a large Kitchen / Living area overlooking the east facing rear garden. This property (stpp) would suit a similar extension.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

First Floor

Garage

Total floor area 97.8 sq.m. (1,053 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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