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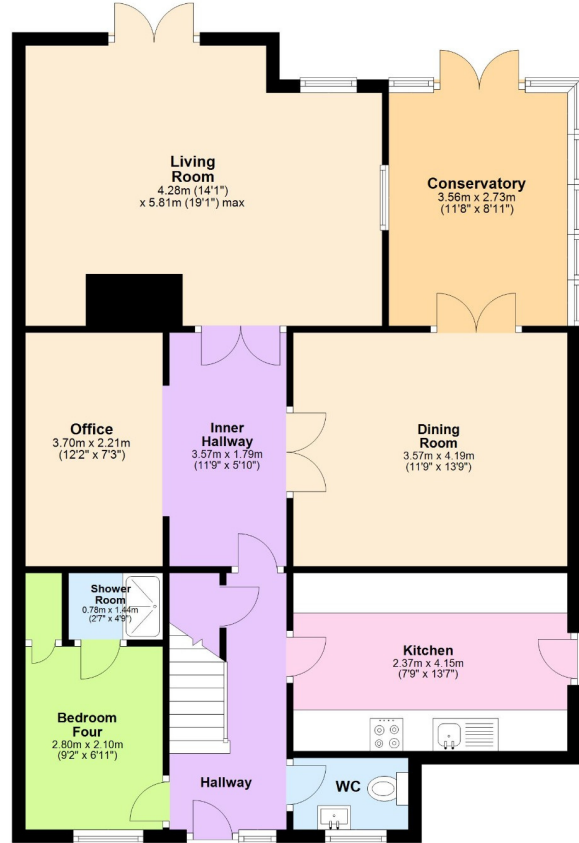
campbells

of Yelvertoft

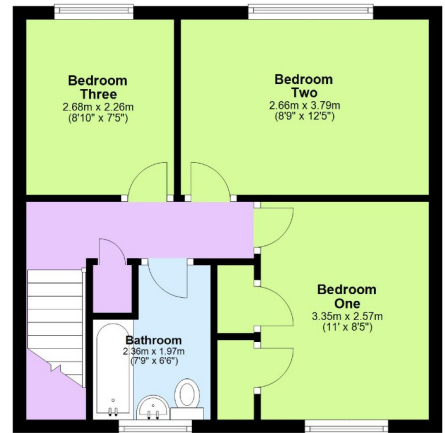


4 Bedrooms | 2 Bathrooms | 3 Reception Rooms | Immaculate Condition

Ground Floor



First Floor



LOCAL PROPERTY EXPERT JAMIE CAMPBELL



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 jamie@campbell-online.co.uk










We chose Campbells as we felt that Jamie gave an honest valuation and was helpful in explaining the selling process. Jamie and Sian kept in contact with us during each stage and answered all our questions promptly. Sian ensured everything went smoothly and was extremely proactive in contacting the solicitors and supporting with our house purchase too.

NAME: Nicole & Kelvin, Crick - 21st February 2024
ABOUT: Jamie & Sian



5 ELKINGTON ROAD

YELVERTOFT, NN6 6LU

-  Three Upstairs Bedrooms and One Downstairs Double Bedroom With Shower Room
-  Rural Yet Convenient Location Of Yelvertoft (Quiet Village With No Traffic)
-  Good Transport Links: Easy Access To M1, A5 And A14 as well as Long Buckby and Rugby Train Stations
-  Extended Four Bedroom Detached Family Home
-  Generous, Private and Mature Rear Garden
-  Beautifully Re-Fitted Kitchen and Bathroom
-  Just Over 1,500 Sq.Ft Of Adaptable Space
-  Three Spacious Reception Rooms and Conservatory
-  Spacious Driveway

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



Spacious, Extended Four Bedroom Detached Property For Sale in Yelvertoft, Northamptonshire

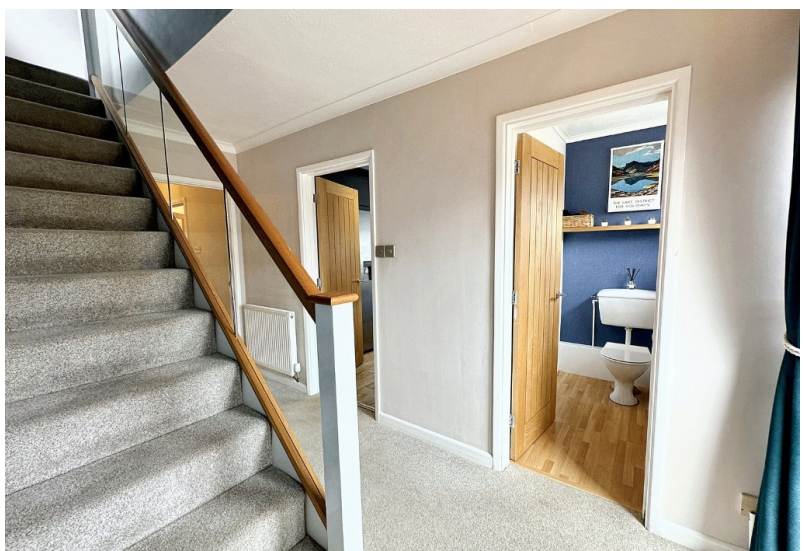
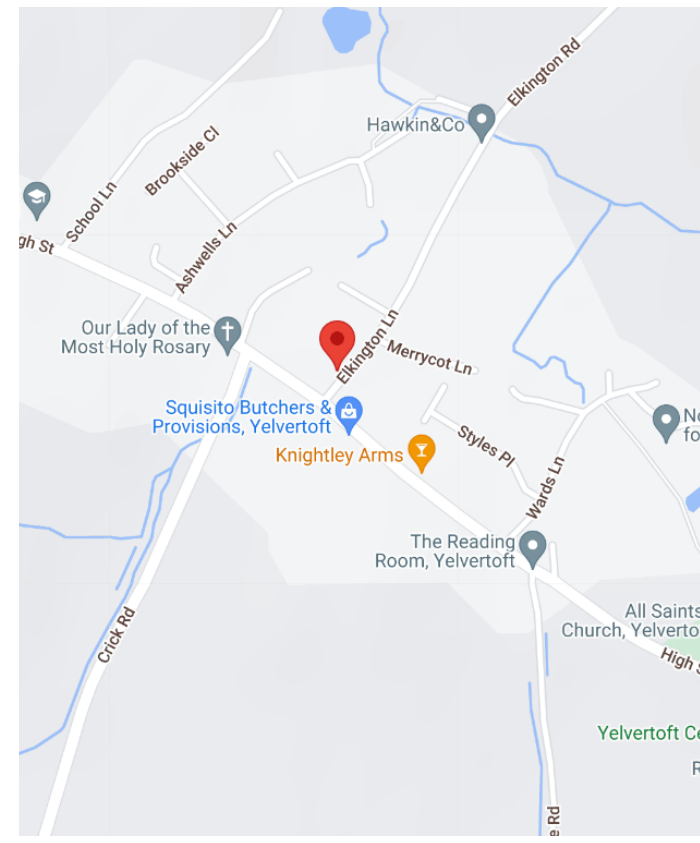
The moment you step into this stunning home, you'll be charmed by the sense of space and immaculate condition it offers. It really has been impeccably looked after by the current owners. Spread over approximately 1,500 square feet, this house provides adaptable living space. The three spacious reception rooms and conservatory create perfect areas for for a family. The beautifully re-fitted kitchen offers both style and practicality with its sleek countertops, ample storage space, and modern appliances. The three reception rooms are connected by an inner hallway with the lounge that is without a doubt, the hub of the home with its vaulted ceiling and multi-fuel burner. The windows in the roof space as well as the rear French doors (facing the private rear garden) welcome plenty of natural light. The study area is spacious and features a Velux roof light that has been recently replaced. The dining room is huge and leads out into the conservatory. The fourth bedroom, is also conveniently located on the ground floor, provides easy access and features an en-suite shower room along with the downstairs WC making it perfect for guests or any family members with mobility issues. All this space could, of course, be adapted to your requirements. .

The property has been thoughtfully adapted to accommodate all family members. You could certainly take advantage of the space having guests around - imagine Christmas! Upstairs, you will find three bright and spacious bedrooms and a beautiful re-fitted bathroom. The contemporary design and high-quality fixtures and fittings add a touch of contemporary charm. One of the standout features of this house is the generous, private, and mature west facing rear garden. The well-maintained lawn, flowerbeds, and patio area provide plenty of space for outdoor activities and relaxation. Whether it's enjoying a morning coffee, hosting a summer barbecue, or simply unwinding in the sun, this garden caters to your every need. It's brilliant how the property has been substantially extended without it impeding on the rear garden space. Completing this exceptional property is a spacious driveway, providing ample parking space for multiple vehicles. So, if you are looking for a peaceful location with amenities just a short drive away and a spacious, delightful property, then give us a call at Campbells and we will happily show you around.



LOCATION

Situated in the rural yet convenient location of Yelvertoft, this property offers the best of both worlds. It is a peaceful and quiet village with minimal through traffic. The village has lots of history and is even mentioned in the Domesday book of 1086, and has maintained a lot of its character and independence, compared to other local villages as it has no major transport routes through it. Despite Yelvertoft being such a quiet countryside village, it doesn't sit too far away from local amenities. As you can see from our location shots, Yelvertoft is a stunning village and benefits from many local walks, small businesses and a local primary school. The property is also in the Guilsborough School catchment area. We have helped many families put down roots in this small village who have been made very welcome and quickly settled. It really is a convenient, safe and family-friendly village. Yelvertoft is a very inclusive community with various clubs, and activities including Badminton, football to Thai Chi, drama group, choir, darts, skittles, WI, School Association, Youth and kids clubs etc. To name just a few. There is pretty much something for everyone. 'The Last Saturday of the Month Café' at the village hall is a great place to catch up with people, keep abreast of what's going on, meet new people and get involved with organised activities should you wish. The 'Knightly Arms' is a thriving pub providing another great meeting place and with a good food and take away offering. Yelvertoft benefits from amenities in nearby villages such as Crick and West Haddon, along with convenient access to healthcare facilities and sports clubs. So, you're not too far away from a local Co-op or the many pubs and restaurants that Crick has to offer. The village benefits from easy access to good transport links, including the M1, A5, A14, and nearby Long Buckby Train and Rugby Train Station which are both just 15 minutes away.



Council Tax: Band D EPC: Rating D

“This exceptional four bedroom detached house offers a wealth of space, contemporary design, and a peaceful setting. With its extended layout, beautifully re-fitted kitchen and bathrooms, and a well-maintained private garden, this property is the perfect place to call home.”