



Monteyne Close
Overstone, Northampton

**JACKSON
GRUNDY** | *The
Village
Agency*



Monteyne Close

Overstone, Northampton, NN6 0RQ

TOTAL AREA: APPROX. 223.71 SQ. METRES (2408 SQ. FEET)

LOCATED ON THE NEW AND HIGHLY DESIRED DEVELOPMENT OF OVERSTONE GATE IS THIS WELL PRESENTED AND SPACIOUS FIVE BEDROOM DETACHED, THREE STOREY HOME ORIGINALLY BUILT BY DAVID WILSON HOMES. THE PROPERTY BOASTS A MODERN KITCHEN / FAMILY ROOM, AMPLE OF LIVING, BEDROOM AND STUDY SPACE, TWO EN-SUITE BATHROOMS, OFF ROAD PARKING, DOUBLE GARAGE AND IS POSITIONED OPPOSITE FIELDS.

GROUND FLOOR

- ENTRANCE HALL
- SITTING ROOM
- DOWNSTAIRS WC
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM

SECOND FLOOR

- BEDROOM TWO
- ENSUITE
- FAMILY ROOM/STUDY

FIRST FLOOR

- BEDROOM ONE
- DRESSING AREA
- ENSUITE
- THREE FURTHER BEDROOMS

OUTSIDE

- FRONT GARDEN
- DETACHED DOUBLE GARAGE
- REAR GARDEN

Guide Price £650,000 Freehold





THE PROPERTY

When walking into the entrance hall you are welcomed by space which continues throughout the property with is dual aspect sitting room, WC, dining room, kitchen and utility room. The kitchen is of great quality with its quartz worktops, breakfast bar, five ring gas hob, fitted fridge/freezer and dishwasher. From the kitchen there is access into the utility room.

The first floor landing provides access to the family bathroom and four double bedrooms including the large principal bedroom with dressing area and en-suite.

From the landing stairs lead up to the second floor landing which is large and ideal for a library or den area. Doors lead to a large bedroom with en-suite shower room and the study/family room.

Outside to the front is surrounded by a bedded boarder with shrubs and a tarmac double width driveway leading toward a double detached garage. The rear garden has a paved patio area directly off the living room and kitchen / family room beyond which is a lawned area with a bedded boarder to one side.

EPC Rating B. Council Tax Band G.



MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.





MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band G
EPC Rating	B
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Driveway, Double Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Rights Of Way	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

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.

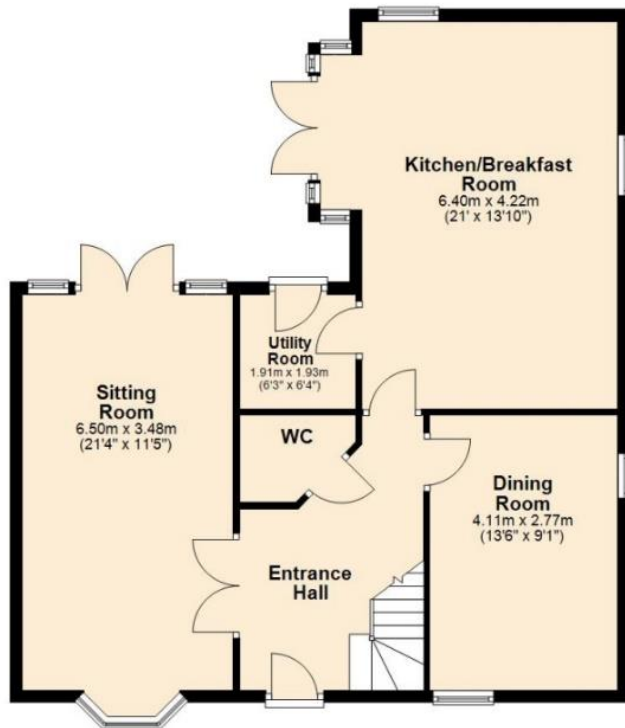
IMPORTANT NOTICE

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

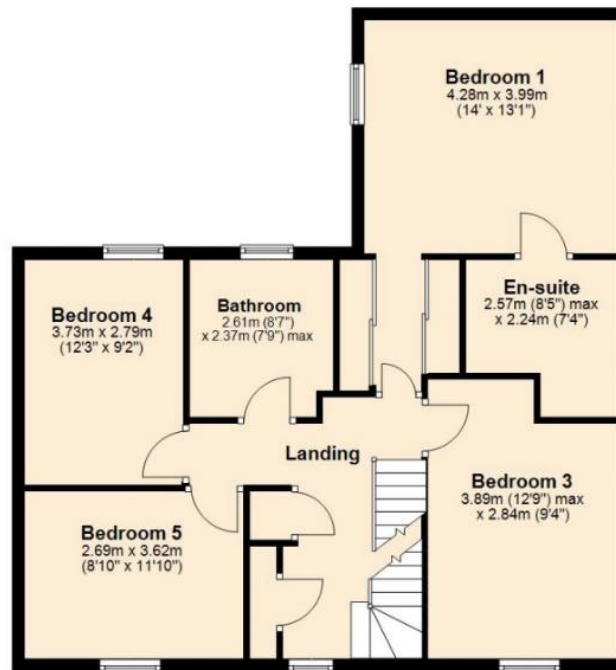
FLOORPLAN

TOTAL AREA: APPROX. 223.71 SQ. METRES (2408 SQ. FEET)

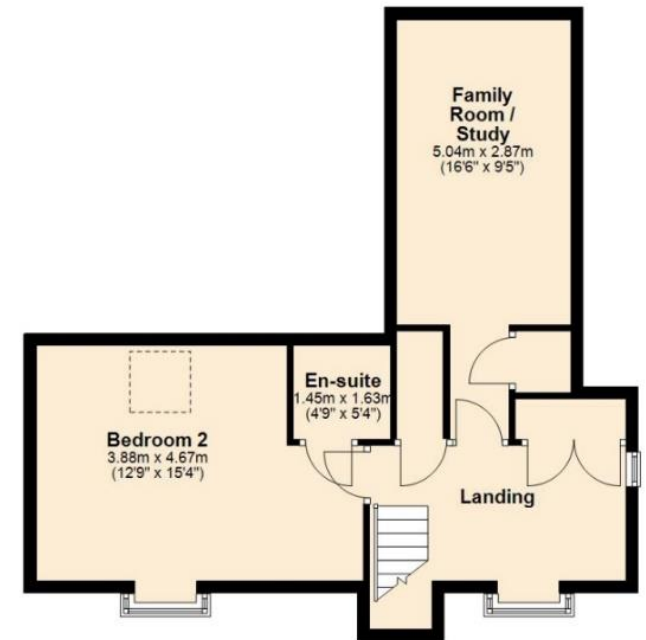
Ground Floor



First Floor



Second Floor



Total area: approx. 223.7 sq. metres (2407.5 sq. feet)



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