



Connells

Sywell Road
Overstone Northampton



Property Description

This family home has been extended to the rear with the accommodation now comprising three reception rooms, ground floor shower room, ground floor WC, kitchen, utility and to the first floor there are three bedrooms, family bathroom with airing cupboard and a separate W/C.

This property is ideal for a ****FAMILY**** with a great layout and externally the rear garden is a really good size overlooking countryside. There is ample off road parking to the front provided by the gravelled drive and a garage.

Overstone is a lovely village on the outskirts of Northampton which has great access to all major roads which makes it ideal for commuting.

Porch

Double glazed construction with door to front elevation and door to:-

Entrance Hall

Entered via double glazed door to front elevation, under stairs cupboard, radiator, stairs rising to first floor, door to:-

Lounge

14' 6" x 11' 7" (4.42m x 3.53m)

Double glazed window to front and window to side elevation, radiator, feature stone fireplace with wood mantle and electric fire

inset, coving to ceiling, French style doors to:-

Dining Room

12' 11" x 11' (3.94m x 3.35m)

Window to side and rear elevations, radiator, open to the kitchen and door to:-

Inner Lobby

Doors to reception room, shower room and WC and sliding patio doors to rear garden.

Shower Room

Window to side elevation, shower.

Ground Floor W C

Window to side elevation, low level WC and pedestal wash hand basin,

Rear Reception Room

15' 9" x 11' 11" (4.80m x 3.63m)

Double glazed dual aspect windows giving plenty of natural light and offering fantastic views of the garden, coving to ceiling, radiator.

Kitchen

10' 2" x 7' 11" (3.10m x 2.41m)

Double glazed window to rear elevation, fitted with a range of wall and base units with work surface over, stainless steel sink and drainer, space for white goods, pantry and door to:-

Utility

8' 2" x 7' 8" (2.49m x 2.34m)

Window to side elevation, double glazed door to rear elevation and door to garage.

First Floor Landing

Double glazed window to side elevation, access to loft, storage cupboard, doors to:-

Bedroom One

14' 6" x 11' 9" (4.42m x 3.58m)

Double glazed window to front elevation, radiator.

Bedroom Two

12' 11" x 11' (3.94m x 3.35m)

Double glazed window to rear elevation, coving to ceiling, radiator.

Bedroom Three

10' 3" x 7' 5" (3.12m x 2.26m)

Double glazed window to rear elevation, radiator.

Bathroom

Obscure double glazed window to rear elevation, panelled bath with shower over, wash hand basin with vanity unit below, radiator, tiling to walls.

W C

Obscure double glazed window to side elevation, low level WC.

Outside Front

Mature hedge boundaries, laid mainly to gravel providing ample off road parking, path to side leading to the rear garden.

Garage

With up and over door, window to side elevation and door to utility.

Rear Garden

A large mature rear garden with hedging, trees, shrubs, paved patio, laid mainly to lawn and a summer house. The garden overlooks countryside.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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