



Connells  
FOR SALE

Connells

Meadow View  
Potterspury TOWCESTER



## Property Description

**\*\*\*EXTENDED FAMILY HOME\*\*\*** Set within the sought after village of Potterspurty is this well presented and extended four bedroom semi detached family home. Situated on a cul-de-sac location the property boasts a driveway parking for numerous vehicles as well as a garage conversion with ensuite shower room. The property further benefits from double glazing, a large kitchen/diner, a separate sitting room, gas central heating and a private rear garden. In brief the accommodation comprises entrance hall, garage conversion with ensuite shower room, living room, kitchen/diner, four bedrooms and the family bathroom. Externally, there are gardens to front and rear and driveway parking.

Potterspurty, in West Northamptonshire, is located to the north of Watling Street, close to the market towns of Towcester and Stony Stratford. The community features a small grocery/stationery store, two village pubs (The Talbot and The Cock), a post office, a village hall, and a sports and social club that is home to the Potterspurty Football Club. Potterspurty House, the village's hotel, spa, and restaurant, has received numerous five-star reviews.

There are several Ofsted rated 'Outstanding' schools close by, and a wider range of facilities can be found in Milton Keynes which is just 7 miles drive and from where direct and frequent trains run to London Euston from Milton Keynes Central Railway Station.

## Entrance Hall

Obscure double glazed door. Coving to ceiling. Carpet.

## Lounge

15' 3" x 13' 8" ( 4.65m x 4.17m )

Open fireplace. Coving to ceiling. Carpet. Radiator. Double glazed window to front aspect.

## Kitchen / Diner

21' 6" x 11' 3" ( 6.55m x 3.43m )

Fitted wall and base units with square edge worktop over. Tiled splashback. Double glazed patio doors to rear aspect. Two double glazed windows to rear aspect. Plumbing for washing machine. Free standing oven and hob with hood over.

## Bedroom 1

12' 7" x 8' ( 3.84m x 2.44m )

Carpet. Radiator. Double glazed window to front aspect.

En Suite with double shower. Low level toilet. Pedestal wash hand basin. Chrome towel rail. Extractor.

## First Floor Landing

Loft access. Carpet. Radiator.

## Bedroom 2

11' 4" x 10' 1" max ( 3.45m x 3.07m max )

Built-in airing cupboard. Carpet. Radiator. Double glazed window to rear aspect.

## Bedroom 3

10' 6" x 8' 8" ( 3.20m x 2.64m )

Coving to ceiling. Carpet. Radiator. Double glazed window to front aspect.

## Bedroom 4

7' 6" x 6' 4" ( 2.29m x 1.93m )

Carpet. Radiator. Double glazed window to front aspect.

## Bathroom

Panel bath. Low level toilet. Pedestal wash hand basin. Radiator. Part tiling. Obscure double glazed window to rear aspect.

## Outside

### Front Garden

Lawn and driveway for three cars. Timber storage shed.

### Rear Garden

Enclosed timber fence and brick wall. Mainly laid to lawn with shrub and flower bed borders. Side access. Timber storage shed.

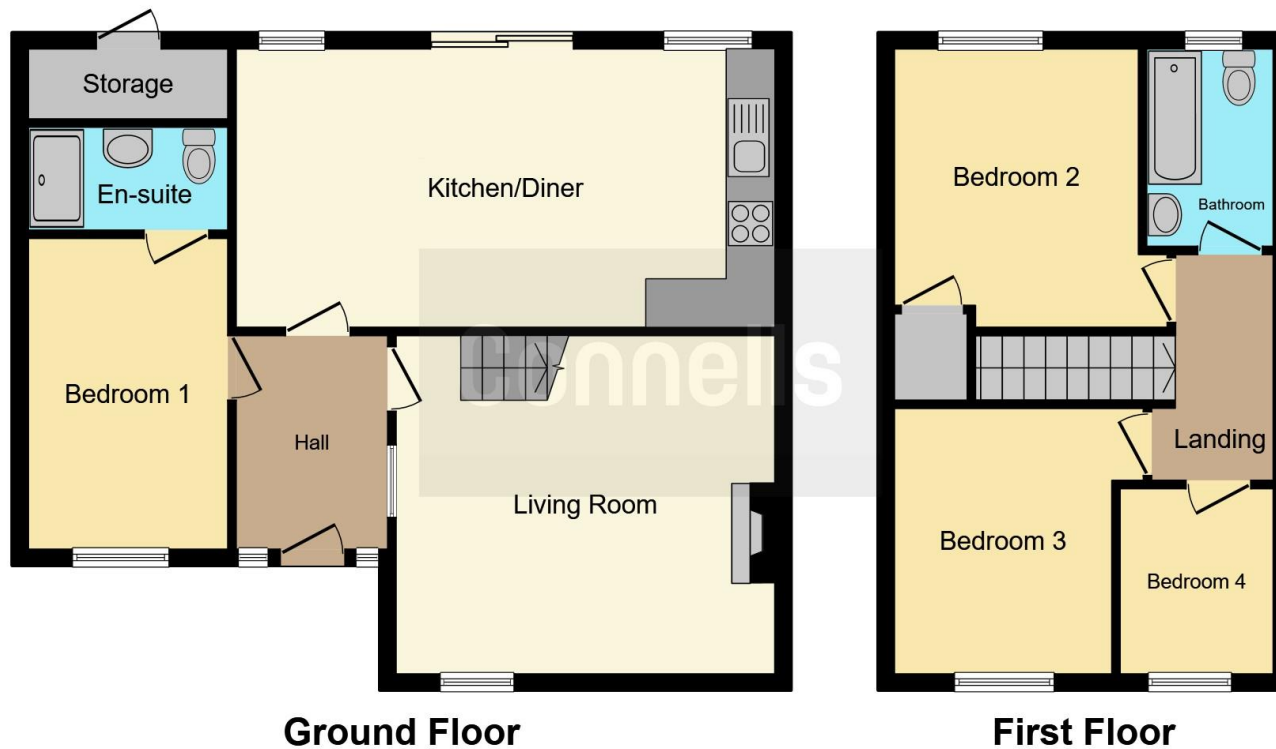
## Outbuilding

Timber shed.









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](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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