



1 School Close, Yelvertoft, Northamptonshire, NN6 6LL

HOWKINS &
HARRISON

1 School Close,
Yelvertoft, Northamptonshire,
NN6 6LL

Guide Price: £325,000

Nestled in the charming village of Yelvertoft, Northamptonshire, this delightful extended three bedroom semi detached home is situated on School Close and offers three reception rooms, three bedrooms, a ground floor bathroom, first floor shower room, along with a utility room, ample off-road parking and garaging.

Features

- Village location
- Three bedroom semi detached
- Large corner plot
- Off-road parking, garage and car port
- Private rear garden
- Three reception rooms which includes a sunroom
- Two bathrooms
- UPVC double glazing
- Utility room
- Oil central heating
- Sizeable plot – opportunity to extend



Location

Yelvertoft is an attractive village surrounded by undulating Northamptonshire countryside. It is close to the nearby towns of Rugby, Lutterworth, Daventry and Northampton. Within the village is an award-winning delicatessen, an excellent primary school and a public house, The Knightley Arms. It falls in the catchment area for Guilsborough Academy secondary school, which has an excellent Ofsted rating. There is also a wide range of independent schools in the area, including the world-renowned Rugby School, Bilton Grange Preparatory School, Spratton Hall, and Maidwell Hall. Yelvertoft is well positioned for the commuter with excellent road networks linking to the M1, M6 and A14 and transport links, with Rugby and Northampton Railway Stations being easily accessible.



Ground Floor

The ground floor benefits from three receptions with solid wooden flooring flowing through from the hallway into the dining room and snug. The snug is accessed via double doors from the dining room and can be found to the front of the property, with a stone-built fireplace and an open fire providing a focal point to the room. The dining room is light and airy and also features a wood burning stove inset into a fireplace with built-in shelving either side. A glazed UPVC door with glazed panels either side opening into the sunroom, which has a pitched and tiled roof, Velux windows and double French doors opening onto the rear garden. The kitchen is fitted with a comprehensive range of units, incorporating numerous cupboards and drawers, with space for appliances and seating. A handy utility room with a larder and storage for a washing machine and tumble dryer can be found off the kitchen, with a door through to the ground floor bathroom, fitted with tongue and groove panelling to the walls and a white suite comprising of a wash hand basin, bath and WC.



First Floor

The first floor has three bedrooms, two of which are good size double bedrooms benefiting from built-in storage. The principal bedroom enjoys views over the garden, whilst bedrooms two and three are located to the front elevation. A fully tiled shower room, comprising of a white suite with a corner shower enclosure and an electric shower, wash hand basin and WC, complete the first floor accommodation.



Outside

The property sits on a good size plot and offers a great deal of privacy with an enclosed front garden surrounded by mature shrubs. There is off-road parking for three/four vehicles, with a covered car port and a single garage. The private enclosed rear garden is planted with a large range of mature shrubs with paved and gravelled walkways leading to the pond, lawn and summer house.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

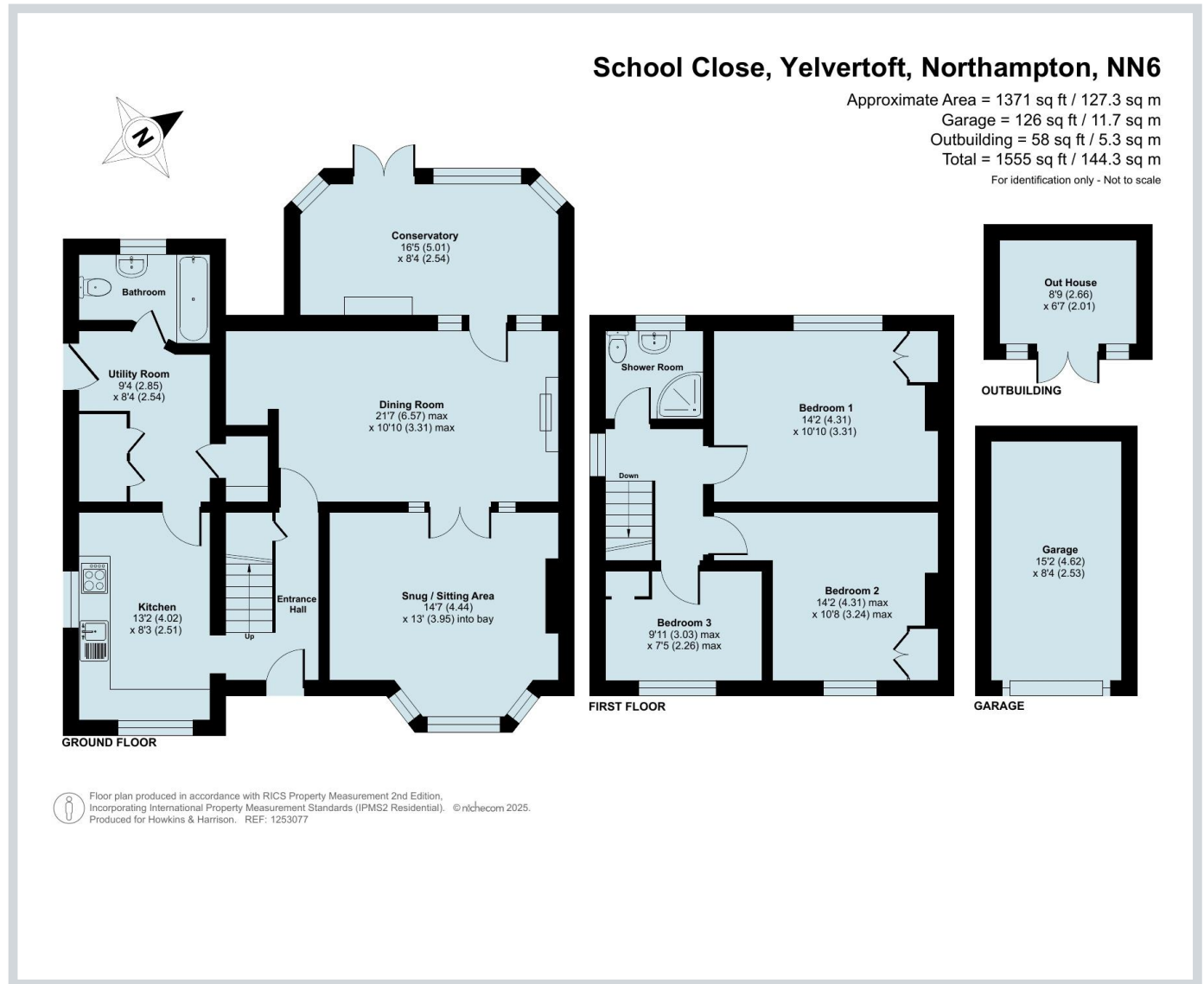
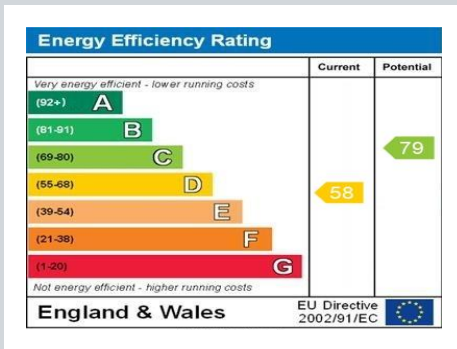
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council - Tel:0300-126700.
Council Tax Band – C.



Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.