



The Leys, Yardley Hastings Northampton NN7 1EY

welcome to

The Leys, Yardley Hastings Northampton

A well presented end terraced three bedroom property situated within the sought after village location of Yardley Hastings, in close proximity of good road links.



Entrance Hall

Entered via part obscure glazed double glazed door to the front aspect, door to walk in under stairs cupboard, wall mounted central heating thermostat, dog legged staircase leading to first floor landing and doors to lounge and kitchen.

Cloakroom

Obscure double glazed window to the side aspect, vanity wash hand basin, WC, radiator and partly tiled.

Lounge

17' 10" x 10' 6" (5.44m x 3.20m)

Double glazed window to the rear aspect, multi fuel burner with tiled hearth, coving to ceiling and double width doorway leading to conservatory.

Conservatory

18' 8" x 8' 8" (5.69m x 2.64m)

Part brick and UVPC construction, double glazed windows to the side and rear aspect, vaulted glass roof and double glazed French door to the rear aspect leading to garden.

Kitchen

10' 9" x 10' 5" (3.28m x 3.17m)

Fitted kitchen comprising wall and base units with work surfaces over, one and a half bowl ceramic sink and drainer unit with mixer tap over, range cooker with five ring gas hob and cooker hood over, integrated microwave, space for fridge/ freezer, plumbing for dishwasher, plumbing for washing machine, radiator, doorway to Inner Hallway.

Inner Hallway

Shelved storage cupboard, door to cloakroom and doorway to utility room.

Utility Room

6' 9" x 6' 1" (2.06m x 1.85m)

Wall and base units with work surfaces over, plumbing for washing machine, space for tumble dryer and double glazed door to the rear aspect leading to garden.

First Floor Landing

Dog legged staircase rising from entrance hall, double glazed windows to the front aspect, door to cupboard, radiator, access to loft space and doors to:

Bedroom One

14' 8" max x 8' 8" (4.47m max x 2.64m)

Two double glazed windows to the front aspect, picture rail and radiator.

Bedroom Two

14' 2" max x 7' 7" max (4.32m max x 2.31m max)

Double glazed window to the rear aspect, picture rail, door to cupboard housing combi boiler and radiator.

Bedroom Three

7' 7" x 6' 7" max (2.31m x 2.01m max)

Double glazed window to the rear aspect and radiator.

Bathroom

Four piece suite comprising 'P' shaped bath with mixer tap over, shower cubicle with rainfall shower head and additional shower attachment, vanity wash hand basin, WC, extractor fan, heated towel rail, fully tiled and obscure double glazed window to the side aspect.

Externally

Front

Open frontage mainly laid to lawn with shrubs and a pathway leading to front door.

Rear Garden

Fully enclosed with fencing with rear secure gated access to path which leads to additional garden, mainly laid to lawn with well stocked borders with an array of mature shrubs, garden shed, outside tap and electric point.

Additional Garden

Accessed via path from rear garden, laid to lawn with some mature shrubs, well stocked borders, double width gravelled driveway providing parking for two vehicles, garden shed, open country views, vehicular access via secure gates.



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The Leys, Yardley Hastings Northampton

- Well presented end terraced property
- Lounge with multi fuel burner
- Conservatory
- Kitchen and utility room
- Three bedrooms

Tenure: Freehold EPC Rating: D

offers in the region of

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NMS114597 - 0003

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