



9 ST. MARYS COURT

NORTHAMPTON, NN7 3HP

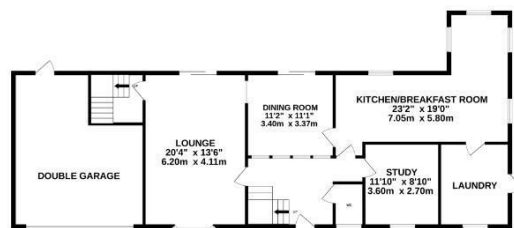
£840,000
FREEHOLD

Stonhills are pleased to offer this well-presented four/five-bedroom detached home, occupying a generous plot with stunning open countryside views. Situated in a quiet cul-de-sac in the sought-after village of Gayton, this spacious property offers flexible living accommodation. The accommodation comprises an entrance hall, lounge, dining room, kitchen/breakfast room, study, utility, family room, and office. Upstairs, there is a primary bedroom with an ensuite, three further bedrooms, and an attic room. Outside, the large rear garden provides plenty of space to enjoy the peaceful surroundings, while off-road parking leads to a double garage.

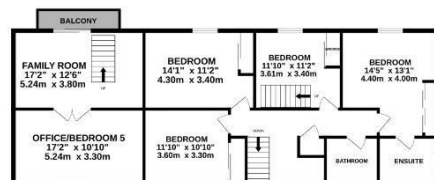


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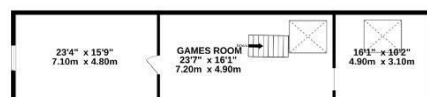
GROUND FLOOR
1389 sq.ft. (129.1 sq.m.) approx.



1ST FLOOR
1136 sq.ft. (105.5 sq.m.) approx.



2ND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA: 3160 sq.ft. (293.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrepro 12/2020



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Northampton Office Sales
39 St Giles Street
Northampton
Northamptonshire
NN1 1JF

01604 624424
lewis@stonhills.co.uk
<https://www.stonhills.co.uk/>

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