



Mays Way, Potterspur, NN12 7PP



27 Mays Way
Potterspury
Northamptonshire
NN12 7PP

£320,000

Well presented and spacious 4 bedroom chalet style semi detached property with two bathrooms, gardens and a garage.

The property has accommodation set on two floors, versatile in its arrangement, with an entrance hall, lounge and dining areas, kitchen and a ground floor bedroom/ additional reception room plus shower room. On the first floor there is a landing, 3 bedrooms and a bathroom.

Outside the property has gardens to the front and rear and a garage located to the rear.

The property is located within walking distance of the local school, shop and pub and viewing is recommended.

- Semi Detached Chalet Style Bungalow
- 4 Bedrooms - On Ground & First Floors
- 2 Bath/ Shower Rooms (One on Each Floor)
- 2 Reception Rooms - With Multi-Fuel Stove
- Attractive Gardens Front & Rear
- Garage at the Rear
- Popular Village with Highly Regarded School
- Chain Free Sale





Ground Floor

A door opens to the hall which has doors to the living area, bedroom one and shower room.

The property has a large open plan living room and dining area. The dining area is located to the front and has stairs to the first floor with the cupboard under. The living area, located to the rear has patio doors overlooking attractive rear gardens and a fireplace incorporating a multi-fuel burning stove. Door to the kitchen.

The kitchen has a range of units to floor and wall levels, worktops, sink and freestanding appliances to remain include the cooker, washing machine, fridge and freezer. Window to the rear and door to the side.

Bedroom 1 is a double bedroom with a window to the front.

The shower room has a suite comprising WC, wash basin and shower cubicle, cupboard housing the gas central heating boiler and a window to the side.

First Floor

The landing has doors to all rooms and a large cupboard.

Bedroom 2 is a double bedroom located to the rear.

Bedroom 3 is located to the rear.

Bedroom 4 is located to the front.

The bathroom has a grey coloured suite comprising WC, wash basin and bath. Window to the front.

Outside

The front garden is laid to lawn and a pathway leads to entrance doors at the side of the property and gated access to the rear garden.

South east facing, attractively landscaped rear garden with a timber deck, patio, lawns and stocked beds and borders and a covered seating area. The garden is enclosed by fencing and has gated access to a parking area at the rear where the garage can be found.

Garage

Single garage with an up and over door. Recently had a new flat felt roof covering.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: C

Location - Potterspury

Potterspury is a small village located close to the south Northants/north Bucks border and has facilities including local village store, two pubs which serve food, church and village hall. The village is located two miles to the north of Stony Stratford, just off the A5 Watling Street with excellent links to Stony Stratford with a wide range of specialist shops, pubs and restaurants. Slightly further afield is Central Milton Keynes with extensive facilities including the main line railway station to London Euston with the quickest trains taking only 30 minutes.

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

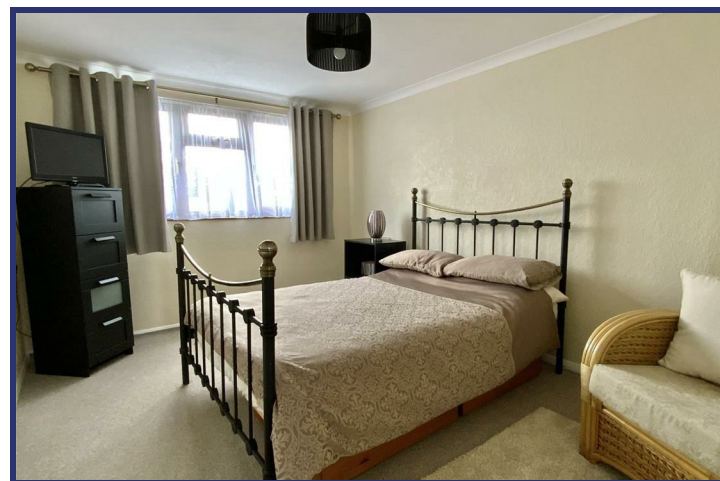
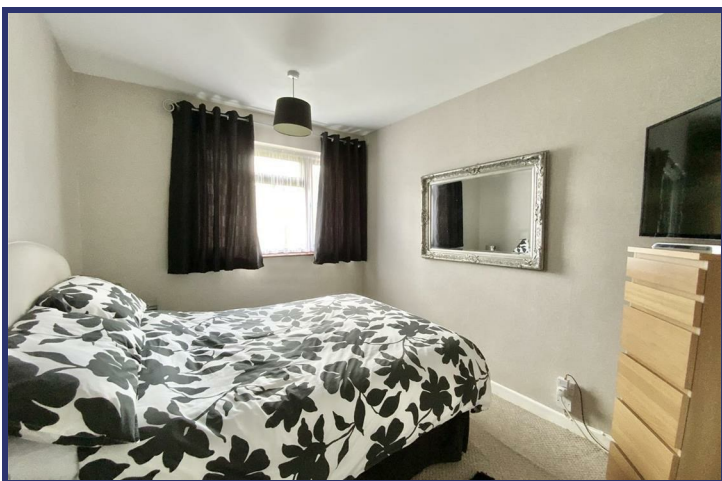
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

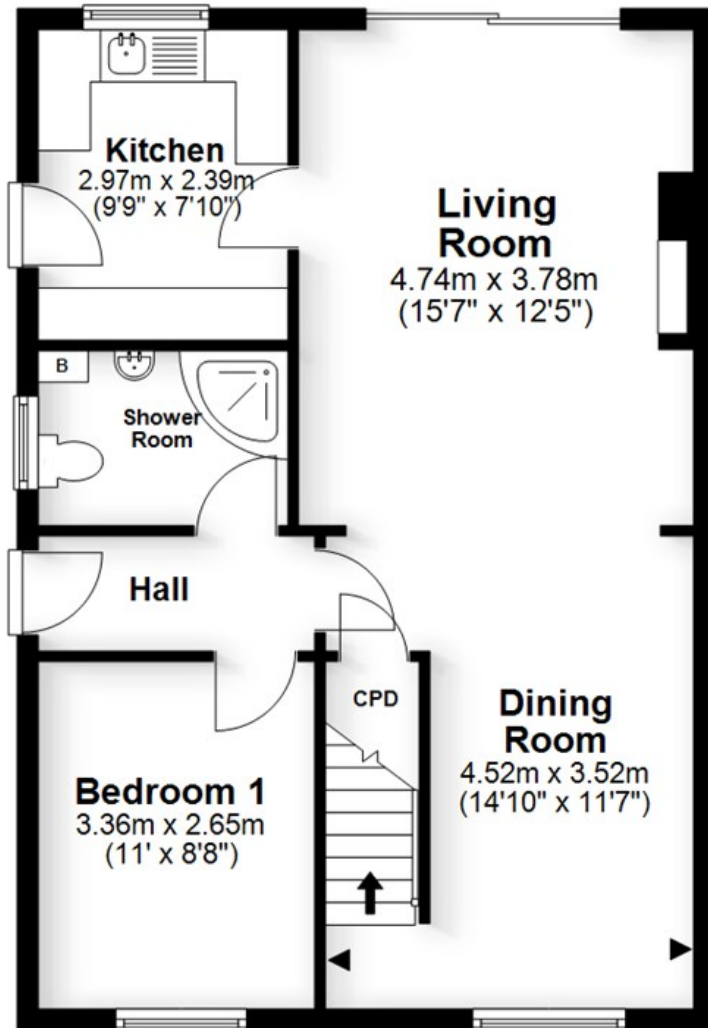






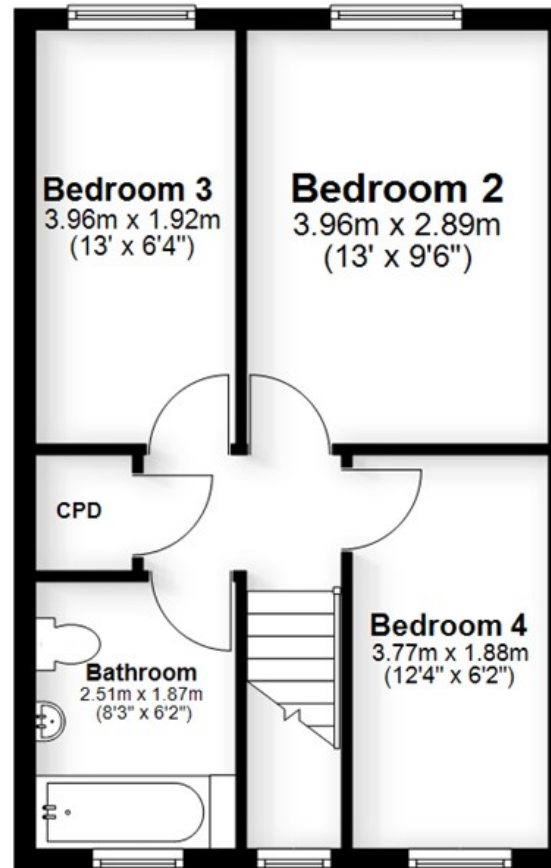
Ground Floor

Approx. 58.0 sq. metres (624.1 sq. feet)



First Floor

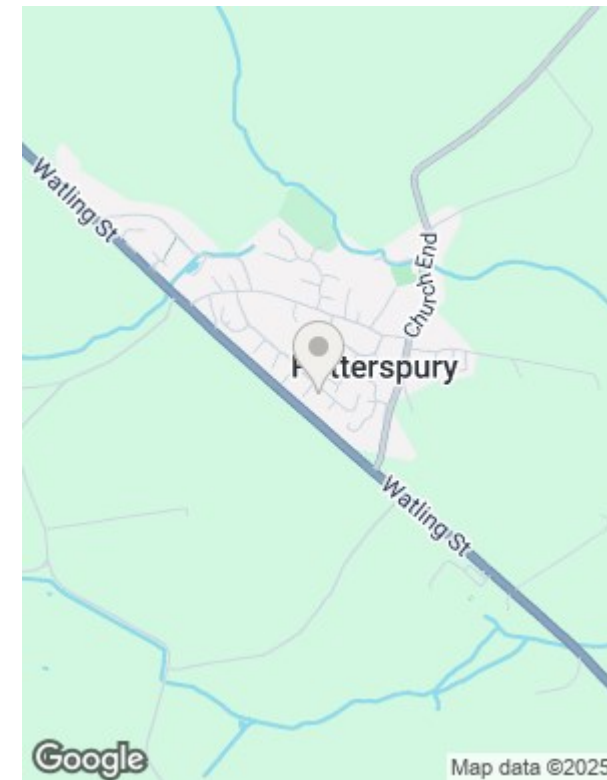
Approx. 33.1 sq. metres (356.0 sq. feet)



Total area: approx. 91.1 sq. metres (980.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.

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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	58
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

