



Gees Farm Close, Northampton, NN7 1HS

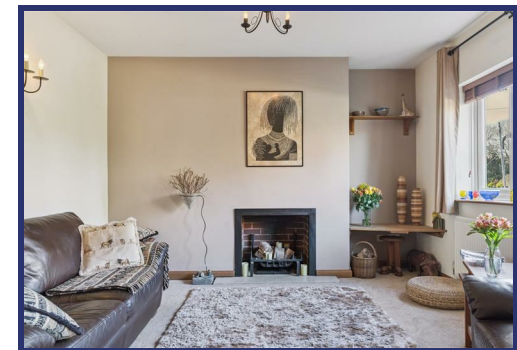


8 Gees Farm Close  
Yardley Hastings  
Northampton  
Northants  
NN7 1HS

## Guide Price £350,000

An attractive relatively modern three double bedroom stone built townhouse in the ever popular village of Yardley Hastings. It is one of only 7 character properties built to a high specification which nestle in this quiet backwater of the village. Open countryside is readily available close by with many walkable footpaths meandering around the adjacent farmland.

The accommodation comprises: Entrance hall, Cloakroom, Lounge/dining room, kitchen/breakfast room whilst on the first floor there are two double bedrooms and family bathroom. Heating is by gas fired radiator and the property is entirely double glazed. A shrub garden to the front precedes footpath access and is elevated from a slow flowing brook whilst there is an enclosed garden to the rear with off road parking.





### Property information

In detail the accommodation comprises:

To the front of the property a small entrance hall accessed fronted by a wooden door. This doorway has pedestrian access only from a level walkway which is conveniently elevated from Grendon Brook. An internal door opens to the lounge and dining room areas. This is a well proportioned rectangular room with an open fireplace and two windows on the front elevation. A pleasant outlook is available from these windows across the stream towards the other village properties. Ceiling light and wall lights are installed to the lounge and dining area which comfortably seats six. A further wooden latch door leads through to an inner hallway. Here we find the Cloakroom with WC and wash basin and thereafter the kitchen with its vast array of wall and floor cabinets and integrated appliances inclusive of a fridge, freezer, double oven and gas hob., "Neff dishwasher" and washing machine. Pelmet lighting is fitted to the high level cabinets. A one and a half bowl sink unit is located under the windows offering aspects into the gardens at the rear. The flooring is tiled and tiling is also applied to all splash areas.

The first floor galleried landing accommodates the airing cupboard has a ceiling light and smoke alarm. A further staircase rises from this landing to the second floor. On the first floor there are two double bedrooms and a family bathroom. One of the bedrooms looks to the front aspect, has a large twin pine wardrobe in addition to a further built-in wardrobe with space for any additional bedroom furniture. The other bedroom is also a double bedroom and currently accommodates a sofa bed and is used as a home office. It looks to the rear aspect of the property with views over countryside. The bathroom is fitted with a four piece suite comprising low-level WC, pedestal wash hand basin, panelled bath, walk-in shower unit and illuminated wall mounted mirror, shaver point, extractor fan and opaque double glazed window. The second floor master bedroom suite is an excellent size and has a Velux window with fitted blind from where you can enjoy views of the open countryside. There is space for wardrobes and a small seating area, built in desk and access to a small loft. The loft is boarded with light, power and a retractable ladder. A door opens to an ensuite shower room comprising of a low-level WC, pedestal hand basin, panelled bath and wall mounted shower attachment.

Externally the slow flowing Grendon Brook fronts this

row of Stone townhouses which have a protective picket fence and level walkway leading to the front doors of all the properties. The front shrub garden is well tended and provide pleasant low maintenance planting beds. The rear gardens were landscaped professionally several years ago to offer a low maintenance seating and lawn area enclosed by timber fencing. This garden, similar to that at the front of the property has all year round flowering plants and shrubs. This area is well screened offering a variety of flowers, shrubs, bushes and plants. A delightful pergola has mains electricity powering 3 garden lights controlled by an internal switch. There is hardstanding with a shed which has power supplied and further hardstanding providing car parking for two vehicles.

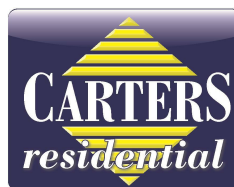
### Disclaimer

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. Some items may be available subject to negotiation with the Vendor.

### Notice to 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 undertake 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.







Approximate Gross Internal Area  
 Ground Floor = 48.6 sq m / 523 sq ft  
 First Floor = 48.4 sq m / 521 sq ft  
 Second Floor = 31.5 sq m / 339 sq ft  
 Total = 128.5 sq m / 1,383 sq ft



### Viewing Arrangements

By appointment only via Carters.  
 We are open 7 days a week for your convenience

01908 561010

stony@carters.co.uk

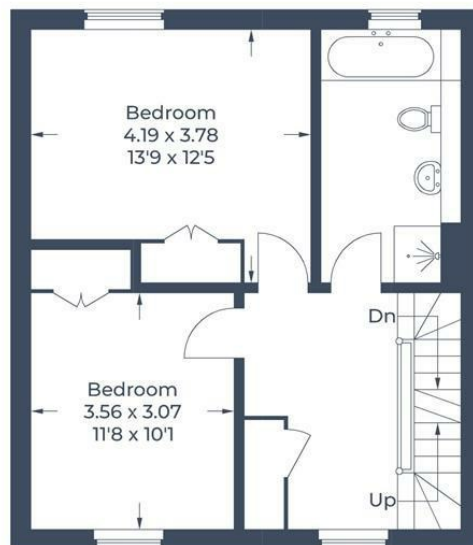
carters.co.uk

59 High Street, Stony Stratford, MK11 1AY

= Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**First Floor**



**Second Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.



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

