

for sale

offers over **£400,000**



## Well Yard Northampton NN2 6QX

Ideally located in a cul-de-sac in the desirable village of Kingsthorpe is this well presented four bedroom house which is offered to the market with **NO UPWARD CHAIN**. With open views of paddocks to the rear of the property, viewing is highly advised to fully appreciate.



# Well Yard Northampton NN2 6QX

## Entrance Hall

UPVC door to the front elevation, and further doors leading off to the downstairs cloakroom, living room and open plan kitchen / dining room. Under stairs cupboard, wall mounted radiator and coving to ceiling. Stairs rise to the first floor landing.

## Cloakroom

Two piece white suite comprising low level flush WC and wash hand basin with tiling to splash back area. Wall mounted radiator and UPVC opaque double glazed window to the front elevation.

## Living Room

UPVC double glazed windows to the front elevation. Feature fire

surround, wall mounted radiator and coving to ceiling. Double glazed patio doors to the rear elevation leading out to the rear garden. Open doorway to the kitchen / dining room.

## Open Plan Kitchen/Dining Room

### Kitchen Area

Fitted kitchen with a range of wall and base level units. Stainless steel sink and drainer with swan neck mixer tap over, set into work surfaces with complimentary tiling to splash back areas. Integrated appliances comprise fridge freezer, dishwasher, double oven and five ring hob with cooker hood over. Central island with breakfast bar, and open to the dining area. UPVC double glazed window to the rear elevation and UPVC double



glazed door leading out to the rear garden. Connecting door to the utility room.

## Dining Room

UPVC double glazed window to the rear elevation, looking out over the rear garden and the paddock beyond. Wall mounted radiator, coving to ceiling and space for six seater dining table and chairs.

## Utility Room

Plumbing for washing machine and space for tumble dryer. Work surface and UPVC double glazed window to the front elevation.

## First Floor Landing

Doors lead off to four bedrooms and the family bathroom. Double glazed Velux window, access to the loft space and airing cupboard housing the hot water cylinder.

## Master Bedroom

UPVC double glazed window to the rear elevation. Range of fitted wardrobes and wall mounted radiator.

## Bedroom Two

UPVC double glazed window to the front elevation. Wall mounted radiator and open wardrobe with hanging rail.

## Bedroom Three

UPVC double glazed window to the rear elevation and wall mounted radiator.

## Home Office/ Bedroom Four

Work from home office/Bedroom four with UPVC double glazed window to the rear elevation, and looking out over the paddock to the rear. Wall mounted radiator.

## Family Bathroom

Five piece white suite comprising separate shower cubicle, panelled bath, low level flush WC and his and hers vanity wash hand basins. Two chrome heated towel rails, recess spotlights to ceiling and complimentary tiling to splash back areas. Two UPVC opaque double glazed windows to the rear elevation, recess spotlights to ceiling and tiled floor.

## Outside

### Front Garden

Mainly laid to lawn with shrub and flower borders and pathway leading to the front door. Driveway providing off road parking and leading to the oversized single garage.

### Rear Garden

Mainly laid to lawn with raised patio area and views looking over the paddocks to the rear. Retaining timber fencing and stone wall, outside water tap and courtesy door to the oversized single garage.

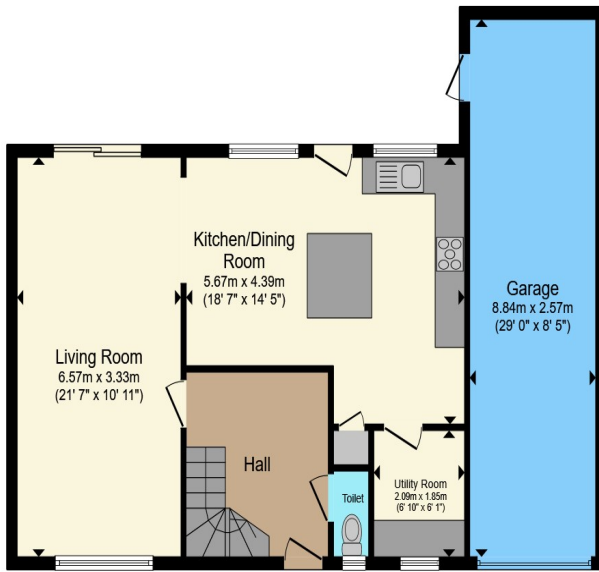
### Oversized Single Garage

Oversized single garage with up and over door and power and lighting connected. Courtesy door to the rear garden.

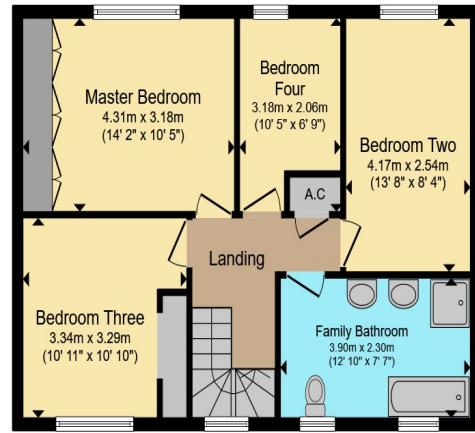
### Council Tax Banding

E





**Ground Floor**



**First Floor**

Total floor area 143.5 m<sup>2</sup> (1,544 sq.ft.) approx

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Property Ref: KTP408243 - 0007

Tenure:Freehold EPC Rating: C

Council Tax Band: E

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