



**Connells**

Mayfly Road  
Northampton



### Property Description

A well-presented three-storey semi-detached family home in the highly-sought Pineham Village, offering over approx 1,250 sq ft of flexible living space.

Ground floor: A bright entrance hall leads to a contemporary kitchen fitted with integrated appliances, sleek worktops and ample storage. Adjacent is a spacious lounge/dining area that opens onto a patio door, creating seamless indoor-outdoor flow to the low-maintenance rear garden.

First floor: Two generously sized double bedrooms share a modern family bathroom with a sleek vanity and tiled finish.

Second floor: Two further double bedrooms provide privacy for the growing family, the master bedroom enjoying its own en-suite.

Additional comforts: UPVC double-glazing throughout, gas-radiator central heating, single-car garage with driveway access, and a fully fenced rear garden (lawn + patio) ideal for entertaining or summer play.

### Entrance Hall

Door to front elevation. Understairs storage housing alarm system. Stairs rising to first floor landing. Further doors leading to cloakroom, kitchen and lounge.

### Cloakroom

Suite comprising low level flush w.c and wash hand basin with tilling to splash back area. Radiator.

### Lounge/ Diner

Double glazed French doors to the rear elevation. Double glazed window to the side aspect. TV point. Radiator.

### Kitchen

Fitted with a range of wall and base level units. Sink and drainer set into work surfaces. Integrated appliances comprising dishwasher, washing machine, fridge freezer, electric oven and gas hob with cooker hood over. Boiler. Double glazed window to the front elevation.

### First Floor Landing

Stairs rising from entrance hall. Doors leading to three bedrooms and family bathroom. Radiator. Double glazed window to the front elevation. Further stairs rising to second floor landing.

### Bedroom Two

Double glazed window to the rear elevation. Radiator.

### Bedroom Four

Double glazed window to the front elevation. Wall unit. Radiator.

### Family Bathroom

Suite comprising bath with shower over, low level flush w.c and wash hand basin with tilling to splash back area. Radiator. Extractor fan.

## Second Floor Landing

Stairs rising from first floor landing. Storage cupboard housing water tank system. Doors leading to bedroom one. Radiator. Loft hatch.

## Bedroom One

Double glazed window to the rear elevation. Radiator. Connecting door to en-suite shower room.

## En-Suite Shower Room

Suite comprising double shower cubicle, low level flush w.c and wash hand basin with tiling to splash back area. Radiator.

## Bedroom Three

Double glazed window to the front elevation. Radiator. Built in wardrobe.

## Outside

## Front Garden

Driveway providing off road parking. Side access to the rear garden.

## Rear Garden

Mainly laid to lawn. Patio area ideal for entertaining and relaxation. Side access to the front of the property.

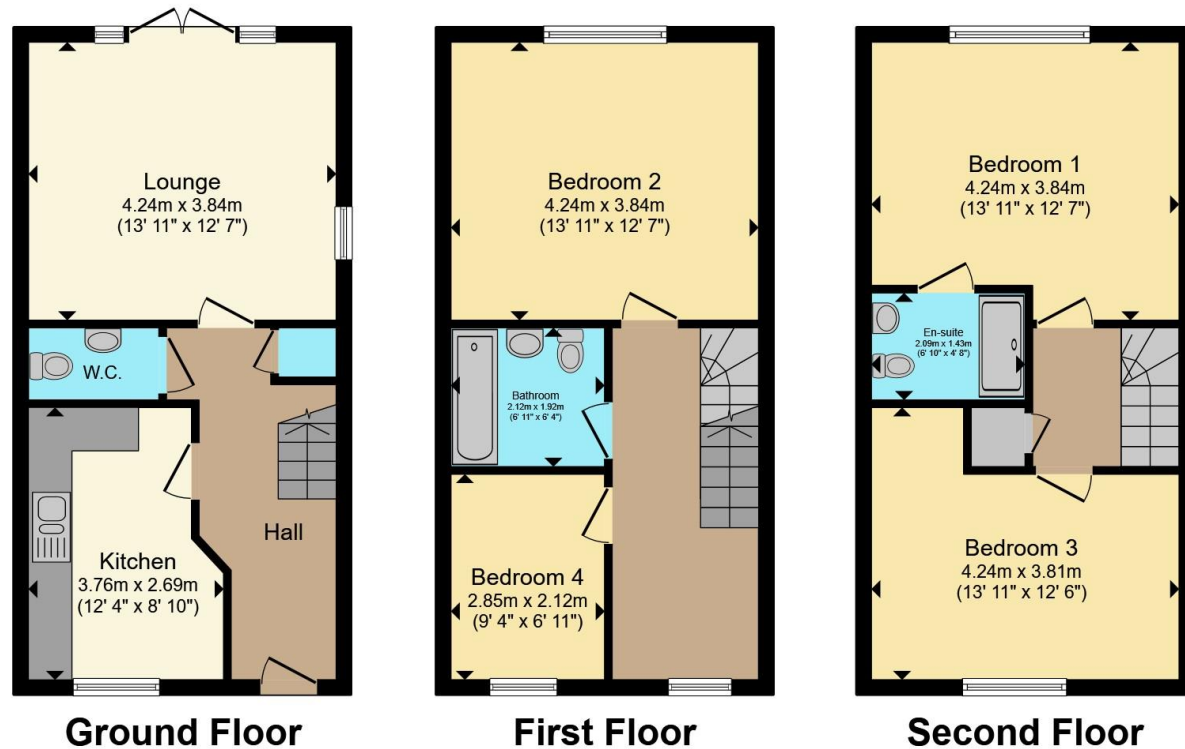
## Garage

Up and over door. Power and light connected.









Total floor area 111.9 m<sup>2</sup> (1,205 sq.ft.) approx

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EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

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