



6 New Road, Maidford, Northamptonshire, NN12 8HH

HOWKINS &
HARRISON

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Northamptonshire, NN12 8HH

Guide Price: £315,000

Set in the village of Maidford, this delightful, semi-detached property is presented in excellent condition throughout. Extending to approximately 1,047 sq ft, the accommodation includes a spacious sitting room, conservatory, kitchen/dining room, cloakroom, three bedrooms and a family bathroom. Outside, there is driveway parking, and an enclosed west facing rear garden.

Features

- Village location
- Semi-detached
- Three bedrooms
- Family bathroom
- Kitchen/dining room
- Sitting room
- Conservatory
- West facing rear garden
- Driveway parking
- Energy rating D



Location

Maidford is a delightful rural village with a parish church and village hall approximately 6 miles North West of Towcester. There is good access to the A5, A43, M1 and M40. Train stations at Milton Keynes, Northampton and Long Buckby offer services to London Euston with journey times of around one hour.

Sporting activities in the area include golf at Whittlebury Hall and Silverstone, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course motor racing at the world famous Silverstone race circuit.



Ground Floor

Enter via an enclosed porch into the entrance hall and lead of to the kitchen/dining room, sitting room and cloakroom. The kitchen has a range of fitted units, a walk in pantry and an integrated range style cooker and there is space for a dining table and chairs. A door leads to the side of the property. The spacious sitting room has an open fireplace and patio doors leading into the conservatory.

First Floor

On the first floor are two double bedrooms, a single bedroom and a family bathroom.

Outside

The property is approached by a gravel driveway offering off-road parking and leading to the entrance porch. A footpath and courtesy gate lead to the rear garden. The west facing rear garden is mostly laid to lawn with a patio entertaining area and footpath leading to the garden shed.

Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel: 01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

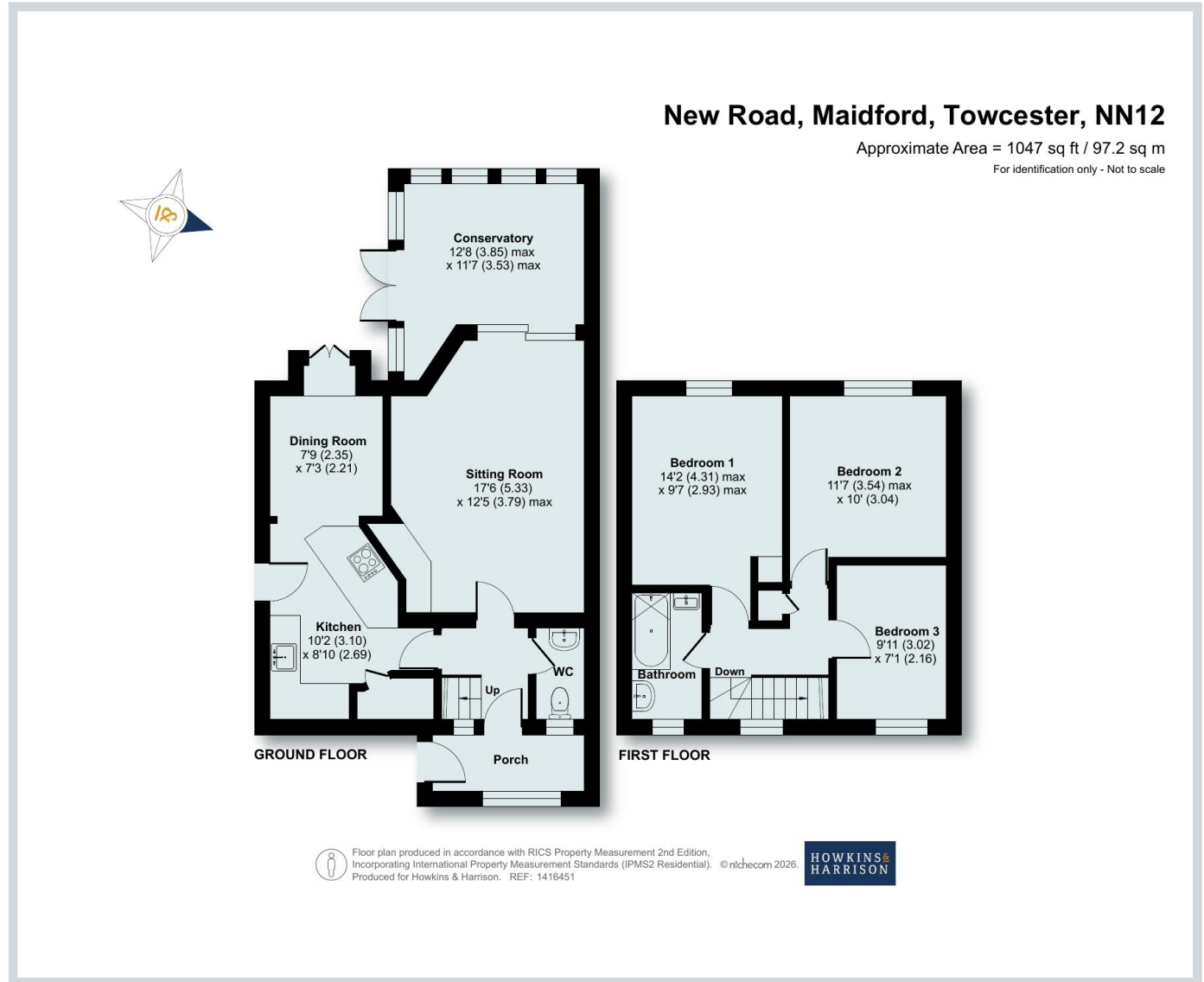
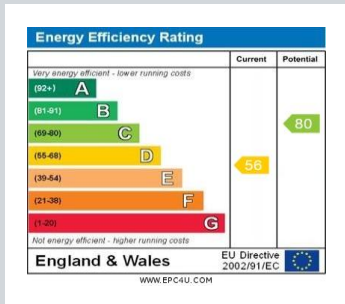
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services. Oil fired heating.

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – B



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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