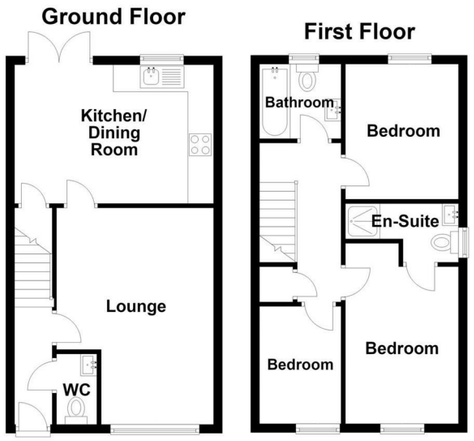
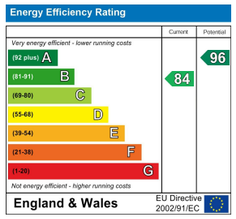
exit into Overstone Gate and then take the first turning on the right into Kipling Drive where the property can be found on the right hand side.

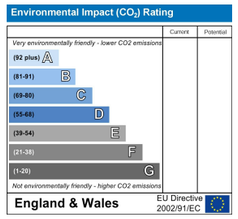
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9 Westleigh Office Park, Northampton, NN3 6BW
T: 01604 230222 F: 01604 232627
www.richardgreener.co.uk

4 Kipling Way, Overstone, Northampton, NN6 0RR



£290,000 Freehold

A modern three bedroomed semi detached property situated on a quiet road in the popular residential area of Overstone Gate. The accommodation comprises entrance hall, cloakroom, lounge, kitchen/diner with full built in appliances. To the first floor there are three bedrooms with ensuite to bedroom one and family bathroom. Outside there is a front garden and driveway to the side giving off road parking for two vehicles. The landscaped rear garden is mainly laid to patio and artificial lawn with a work from home shed and enjoys a sunny aspect.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Enter via a UPVC double glazed front door with obscure glass window, radiator, stairs to the first floor and door to:-

CLOAKROOM
Comprising WC, wash hand basin, tiled splashbacks, extractor and radiator.

LOUNGE
16'2 x 11'7
UPVC double glazed window to the front and side, double radiator and door to:-



KITCHEN/DINER
14'9 x 10'4
Fitted with a range of base and eye level units, modern worktops and splashbacks, stainless steel sink and drainer with chrome mixer tap, built in appliances include oven, hob, extractor, fridge/freezer, dishwasher and washing machine, gas wall mounted combination boiler housing cupboard, UPVC double glazed window to the rear, UPVC double glazed french doors to the rear garden, wood panelling, understairs storage cupboard and double radiator.



FIRST FLOOR

LANDING
Loft access hatch, radiator, storage cupboard and doors to:-

BEDROOMS ONE
11'9 x 8'4
UPVC double glazed window to the front, radiator and door to:-



ENSUITE
8'5 x 4'4
Suite comprising WC, wash hand basin, corner shower cubicle with glass folding door with shower and tiled splashbacks, shaver point, extractor and UPVC double glazed window with obscure glass to the side.



BEDROOM TWO
10'1 x 8'5
UPVC double glazed window to the rear, built in double mirrored wardrobe and radiator.



BEDROOM THREE
8'7 x 6'3
UPVC double glazed window to the front and radiator.

BATHROOM
6'3 x 5'6
Suite comprising WC, wash hand basin, panelled bath, tiled splashbacks, extractor, double radiator and UPVC double glazed window with obscure glass to the rear.

OUTSIDE

FRONT GARDEN
Mainly laid to gravel with pathway to the front door and a driveway to the side with off road parking for two vehicles.

REAR GARDEN
The landscaped rear garden has a patio area and the remainder of the garden is laid to artificial lawn with a large decked seating area, work from home shed, further storage shed with power and lighting, enclosed by wood panel fencing, secure gated access to the side from the driveway, slate chipping borders and the rear garden enjoys a sunny aspect.



SERVICES
Main drainage, gas, water and electricity are connected.

COUNCIL TAX
West Northamptonshire Council - Band C

LOCAL AMENITIES
Within the village there is the Parish Church of St Nicholas, a General Store, playing field and The Overstone CE Primary School and Sywell Primary school. Secondary education is at nearby Moulton School. The Overstone Park Golf Course and Leisure Club stands on the outskirts of the village and is also the location for the Overstone Park Preparatory School. There is a Public House at the nearby village of Sywell, as well as the Art Deco styled Aviator Hotel. Sywell boasts one of the best General Aviation Airfields in the United Kingdom with a 1,268 metre concrete runway.

HOW TO GET THERE
From Northampton town centre proceed in an easterly direction on the A45 towards Riverside Retail Park, taking the first exit and continuing along the A43 northbound. Continue towards Moulton, proceeded along the A43 towards Kettering, upon entering the roundabout opposite Aldi, proceed over past Moulton with the new houses on the righthand side. At the next roundabout take the second