

North Street
Mears Ashby
Northampton
NN6 0DW

£415,000

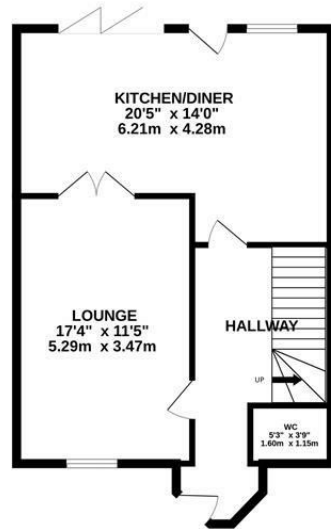


OSCAR JAMES

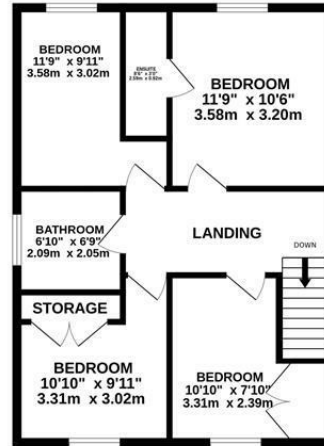
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FLOOR PLANS

GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 1316 sq.ft. (122.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Living Room and Converted garage to home office.



Open plan Kitchen/Dining area



4 Double bedrooms



Downstairs W/C, Upstairs family bathroom, Ensuite of the master bedroom



Fully enclosed rear garden



Off road parking for three cars



WHAT'S GREAT?

Nestled in the charming village of Mears Ashby, Northampton, this delightful semi-detached house presents an exceptional opportunity for those seeking a blend of comfort and convenience. With four well-proportioned bedrooms, this property is perfect for families, guests, or even those who require a dedicated workspace.

Constructed in 1999, this unique home stands out as one of only two semi-detached properties, each designed with individuality in mind. The ground floor boasts a spacious kitchen/dining room that extends over 20 feet, making it an ideal space for family gatherings and entertaining. Complementing this are a comfortable living room, an inviting entrance hallway, and a cloakroom/WC, all contributing to a practical and welcoming layout.

The first floor features four bedrooms, with the principal bedroom benefiting from an en-suite bathroom, while a separate family bathroom serves the remaining

rooms. A notable highlight of this property is the detached office/studio space, which offers a versatile area for work, hobbies, or additional storage.

Mears Ashby is renowned for its strong community spirit and picturesque surroundings, providing excellent access to scenic countryside walks. Local amenities are conveniently close, with Beckworth Emporium just a stone's throw away and The Griffin public house within easy walking distance, known for its friendly atmosphere that welcomes families and dogs alike. For those seeking further leisure activities, Sywell Country Park and Reservoir are nearby, along with additional amenities in Earls Barton, Sywell, Overstone, and Wellingborough.

This distinctive village home, with its superb location and versatile accommodation, presents an excellent opportunity for prospective buyers looking to embrace the idyllic village lifestyle.

...expect excellence



SELLER'S SECRET

When we moved to this property, we didn't realise what came with it - the best community we could ever ask for. Mears Ashby is a real village. People look out for each other. Everyone says hello. You can always find someone to help if you need it, and there's always a friendly face for a pint in the Griffin



Why we like it....

Mears Ashby is particularly sought-after for its peaceful, picturesque setting, strong sense of community and attractive village surroundings, making this an ideal location for those looking to enjoy a more relaxed way of life.

OSCAR JAMES

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To buy or not to buy....
