

Nether Heyford

The Peak, Nether Heyford, NN7 3LP

David Cosby
Estate Agents


DAVID COSBY
ESTATE AGENTS

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Total GIA (Gross Internal Area) Approx. 94 sqm (1012 sqft)

3 Bedrooms | 1 Bathroom | 1 Reception | Parking

Features

- Three-bedroom 1950s semi-detached home
- No onward chain
- Requires full refurbishment throughout
- Corner plot extending to approximately 0.12 acres
- Dual-aspect sitting room with direct garden access
- Spacious kitchen/breakfast room with pantry
- Rear garden extending to nearly 70 feet
- Gravel driveway providing parking for several vehicles
- Brick outbuildings comprising workshop, store and WC
- Popular village location with local amenities and countryside walks

Description

A well-proportioned, three-bedroom semi-detached family home dating from the 1950s, occupying a corner plot of approximately 0.12 acres in the desirable village of Nether Heyford. Offered with no onward chain, the property requires full refurbishment throughout.

The accommodation includes an entrance porch, central hallway, dual-aspect sitting room with direct terrace access, and a kitchen/breakfast room with pantry. Upstairs are three bedrooms and a bathroom. Outside, there are generous front and rear gardens, driveway parking for several vehicles and brick outbuildings comprising a workshop, store and WC. The rear garden extends to nearly 70 feet, with a recessed terrace, lawn and vegetable plot.

Nether Heyford offers local shops, a primary school, public houses and sporting facilities around its extensive village green, together with countryside walks and convenient access to Northampton and the M1.

A three-bedroom semi-detached home requiring full refurbishment, occupying a generous corner plot in Nether Heyford with driveway parking, brick outbuildings and no onward chain



Accommodation

Entrance Porch
The brick-built entrance porch sits beneath a mono-pitch tiled roof and has a glazed, timber-effect entrance door with a three-point locking mechanism. A front-facing casement window provides natural light, and the floor is finished with ceramic tiles. A traditional timber panelled door opens into the main entrance hall.

Entrance Hall
The centrally positioned entrance hall provides access to the sitting room and kitchen/dining room. A timber staircase with quarter landings and a timber handrail leads to the first-floor accommodation, while a low-level timber cupboard houses the gas meter.

Sitting Room
A well-proportioned, dual-aspect room with two front-facing casement windows and a further window overlooking the rear garden. A glazed door opens directly onto the recessed terrace. There is a wall-mounted gas fire with a back boiler, while a small, low-level timber cupboard houses the electricity consumer unit and digital meter.

Kitchen/Breakfast Room
A good-sized room with space for a dining table and chairs, a rear-facing casement window overlooking the garden and a glazed door providing side access. The kitchen area has dated base and wall units with work surfaces, a stainless-steel sink and drainer, and space for freestanding appliances. An understairs pantry provides useful additional storage, with fitted shelving, a low-level window and a traditional concrete cold shelf.

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Accommodation

First-Floor Landing
A front-facing window provides natural light to the landing, which has a useful storage cupboard with slatted shelving. Painted flush doors open to the three bedrooms and bathroom, and a ceiling hatch provides access to the roof space.

Bedroom Two
A well-proportioned double bedroom with a wide casement window overlooking the rear garden. Picture rails provide a traditional detail, and a built-in cupboard with a clothes rail offers useful hanging storage.

Bedroom One
A good-sized double bedroom with two double-glazed casement windows overlooking the front garden. The room retains picture rails and has a built-in cupboard with a clothes rail and upper shelf.

Bedroom Three
A generous single or small double bedroom with a wide casement window overlooking the rear garden, also suited to use as a guest room or home study. A built-in airing cupboard with twin doors houses the hot water cylinder and provides linen storage on slatted pine shelving.

Bathroom
The bathroom requires refitting and currently contains a bath, wall-mounted washbasin and WC. A frosted casement window to the side provides natural light, while an obscured glazed panel in the entrance door allows borrowed light onto the landing. Polystyrene ceiling tiles are present, and their removal is recommended before occupation.

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Grounds

Front Aspect
Occupying a generous corner plot, the property is set well back from The Peak behind a neatly maintained mixed hedgerow. A dropped kerb provides access to a gravel driveway with off-road parking for several vehicles, alongside a sizeable, well-kept lawn. A concrete pathway leads to the entrance porch and continues along the side of the house to a separate entrance into the kitchen/dining room. Picket and close-board fencing define the right-hand boundary.

Rear Garden
Extending to nearly 70 feet, the rear garden includes a recessed terrace accessed directly from the sitting room, providing a sheltered spot to sit and enjoy the garden. A well-maintained lawn leads to a large vegetable plot with a central rose bush, while a concrete pathway continues to the rear boundary. Close-board timber fencing encloses the garden.

Outbuildings
A range of three brick outbuildings stands to the right-hand side of the property, beneath corrugated roofs with traditional timber plank doors. These comprise a WC with high-level cistern, a separate store and a useful workshop. The workshop has a metal-framed, single-glazed window providing good natural light, together with workbenches, power points and lighting. To the rear, a galvanised steel rainwater tank stands on a raised brick plinth, collecting water for use in the garden and vegetable plot.









Location

Nether Heyford is an established village lying to the west of Northampton in the Nene Valley. Its centre is arranged around an extensive village green, bordered by a mixture of traditional houses, the primary school and village hall. Local amenities include a general store and Post Office, butcher's, hairdresser's and public house.

The village has an active community, with clubs and societies meeting at the village hall and other local venues. The playing fields provide facilities for cricket, football, tennis and bowls, while footpaths through the surrounding countryside and walks along the nearby Grand Union Canal offer opportunities for outdoor recreation.

Primary education is available within the village at The Bliss Charity School, with secondary schooling nearby at Campion School in Bugbrooke. Northampton and Daventry provide a wider choice of shopping, leisure and other services.

The location offers convenient access to the A5, A45 and M1, connecting with the wider motorway network. Rail services to London Euston are available from Northampton and Long Buckby stations, making the village a practical base for those travelling further afield.

Property Information

Local Authority: West Northamptonshire Council **Tenure:** Freehold

Services: Gas, Electricity, Water, and Drainage **Heating:** Gas Central Heating

Council Tax: Band C **EPC:** TBC

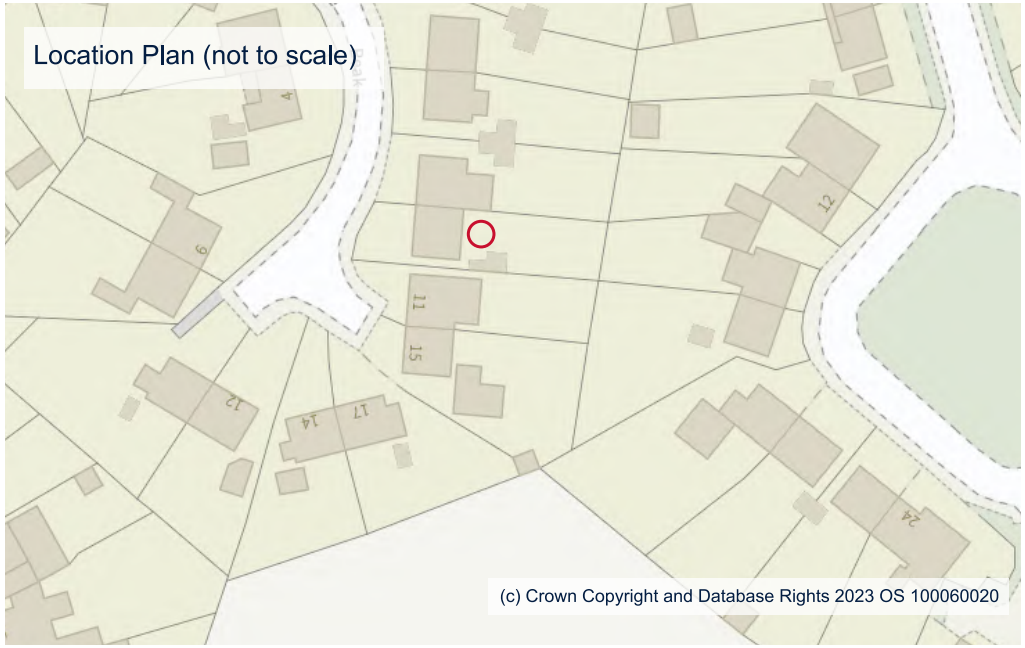
Broadband: Ultra Fast Broadband Available with up to 1000Mbps download

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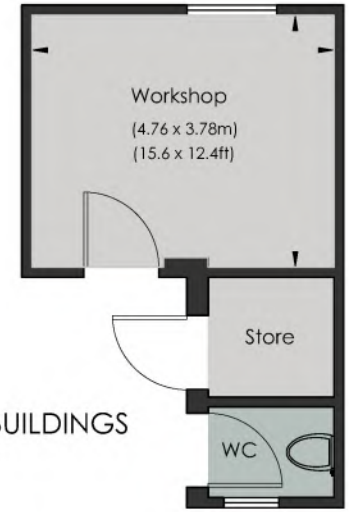
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Approximate GIA (Gross Internal Area) = 94 sqm (1012 sqft)

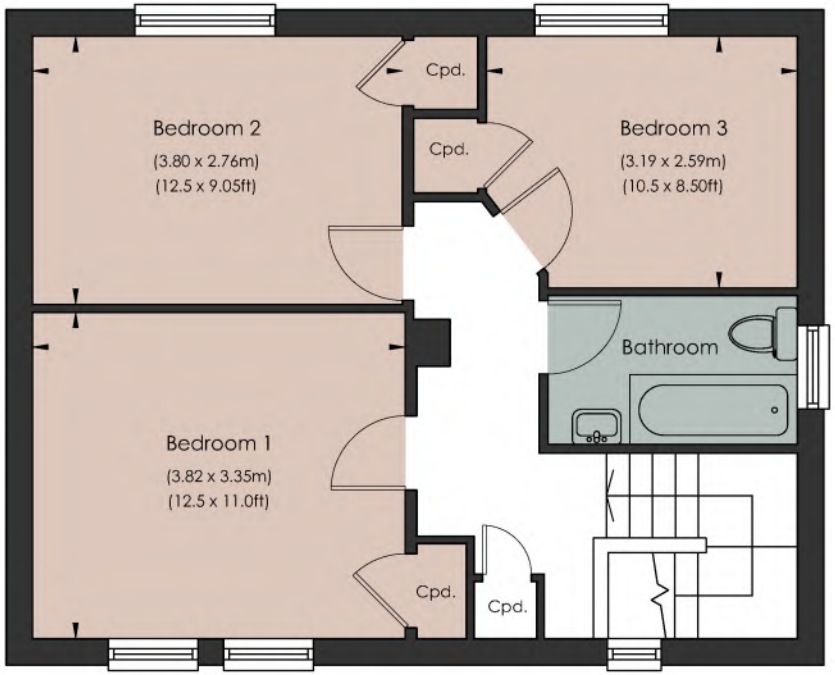
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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 45 sqm (484 sqft)



OUTBUILDINGS



FIRST FLOOR GIA = 49 sqm (527 sqft)



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