



62 Mayfly Road Northampton

£335,000
Freehold

Stonhills are pleased to offer this beautifully presented stone built three bedroom semi detached family home situated on the popular Pineham development. The accommodation is arranged over three floors and comprises entrance hall, WC, kitchen/breakfast room, lounge, two first floor bedrooms and family bathroom, with bedroom one occupying the entire top floor benefitting from fitted wardrobes and an ensuite. Outside there is a rear garden together with a single garage and off road parking. Close to local amenities, primary school and offering excellent access to the A45, M1 motorway and Northampton train station. Viewing is highly recommended.



• THREE BEDROOMS • ENSUITE • SINGLE GARAGE • REAR GARDEN • CLOSE TO LOCAL AMENITIES AND SCHOOLS

Stonhills are pleased to offer this beautifully presented stone built three bedroom semi detached family home situated on a popular modern development in Pineham, Northampton. The property offers spacious accommodation over three floors and benefits from excellent access to local amenities, a well regarded primary school, shops and excellent road links including the M1 motorway, A45 and Northampton town centre.

The accommodation comprises an entrance hall, cloakroom/WC, modern kitchen/breakfast room and a spacious lounge with access to the rear garden, creating an excellent space for both family living and entertaining.

To the first floor are two generous bedrooms and a family bathroom. Occupying the entire second floor is an impressive bedroom one, benefitting from fitted wardrobes and a modern ensuite shower room, providing an excellent principal bedroom with plenty of storage.

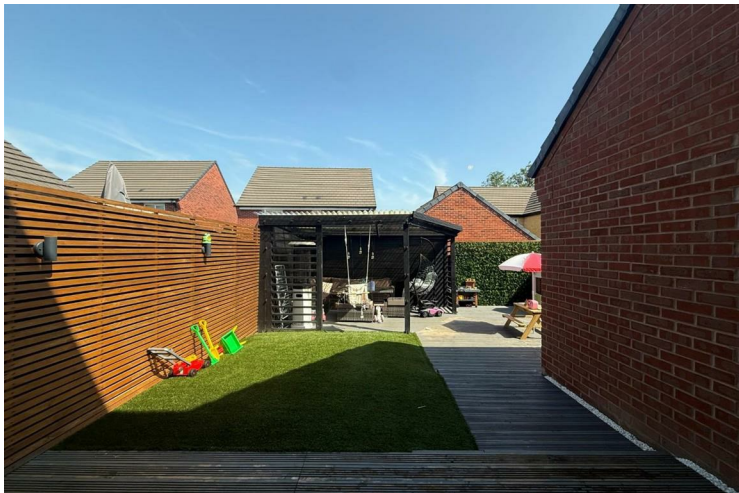
Outside, the property enjoys a well maintained rear garden together with a single garage and off road parking. The garage and parking are situated to the side of the property.

Pineham is a highly sought after development offering excellent access to local amenities, schooling and countryside walks, whilst being ideally positioned for commuters with easy access to the A45, M1 motorway and Northampton train station with direct services to London Euston and Birmingham.

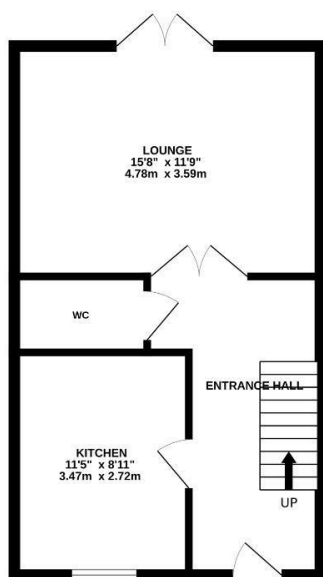
This superb family home is presented in excellent condition throughout and viewing is highly recommended.



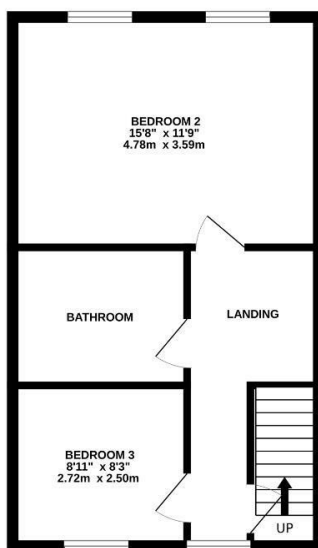
- GOOD ACCESS TO M1 • WELL PRESENTED • SECURE OFF ROAD PARKING • SEMI DETACHED



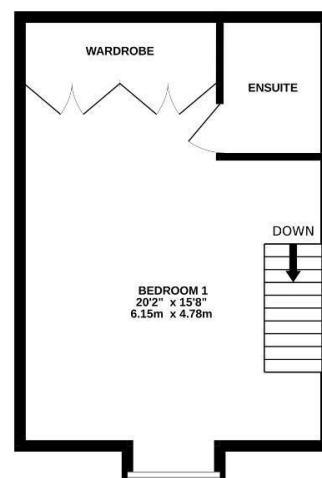
GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



2ND FLOOR
351 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 1199 sq.ft. (111.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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