



## 5 St Marys Court, Little Addington Northamptonshire NN14 4BF Price £500,000 Freehold

We, the Sole Selling Agents, are delighted to offer to the open market for sale this well presented, modern, stone built semi, constructed by Messrs. Francis Jackson Ltd during 2010, situated in this well regarded village location. Built to a high specification at that time, to include double glazing, an air source heat pump for central heating and domestic hot water, with underfloor heating to the ground floor. Upon entering, one will find an entrance hall, dual aspect lounge, cloakroom/WC, kitchen-open-to dining/family room and utility room. To the first floor there are 4 good size family bedrooms, en-suite, a family bathroom and landing. Externally, front, side and rear gardens, providing privacy, a large double garage with driveway parking for two vehicles. Viewing is very highly recommended to fully appreciate this lovely family home and the location it provides.

- A well presented, modern, stone built semi, constructed by Messrs. Francis Jackson Ltd during 2010
- Underfloor heating to the ground floor
- En-suite, a family bathroom and landing
- EPC - ordered
- Situated in this well regarded village location
- Entrance hall, dual aspect lounge, cloakroom/WC, kitchen-open-to dining/family room and utility room
- Front, side and rear gardens, providing privacy
- Built to a high specification at that time, to include double glazing, an air source heat pump for central heating and domestic hot water
- 4 good size family bedrooms
- Large double garage with driveway parking for two vehicles



### Location

Situated on the High Street. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Little Addington is a popular village located within East Northamptonshire, with easy access to Stanwick and Rushden Lakes, and nearby amenities and schools for all ages.

### Council Tax Band

D

### Energy Rating

Energy Efficiency Rating - EPC ordered

Certificate number - EPC ordered

### Double Garage 18'5" x 18'8" (5.63m x 5.71m)

Two doors to front. Power and light connected. Roof storage.

### Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

### Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

### Floorplans

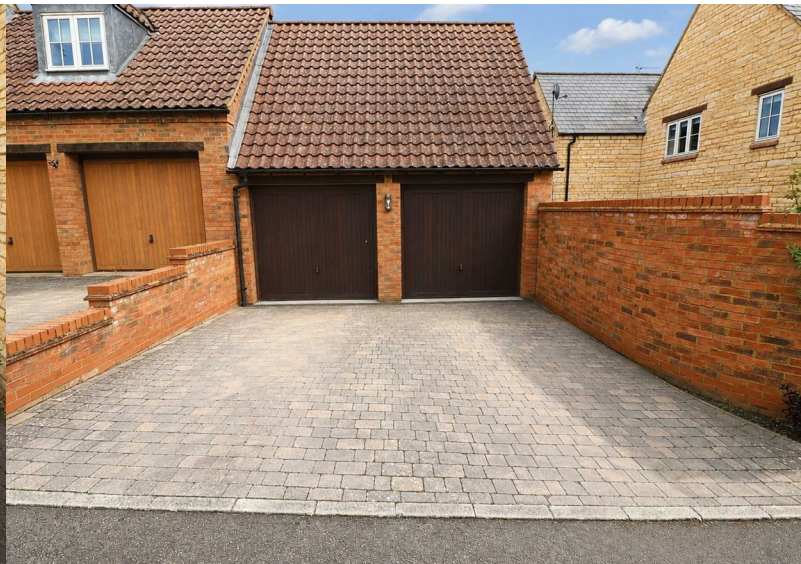
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are

strongly advised to check all measurements prior to purchase.

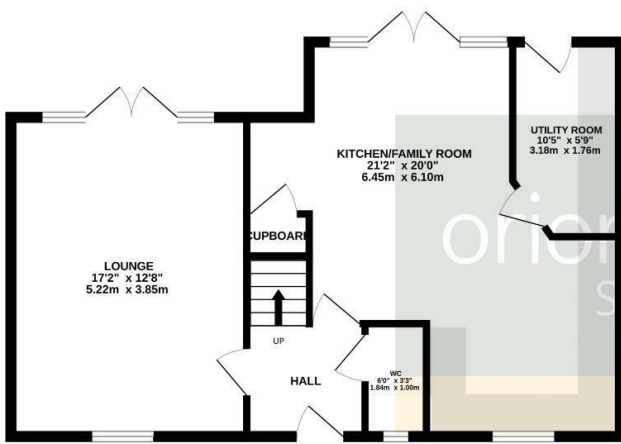
### Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

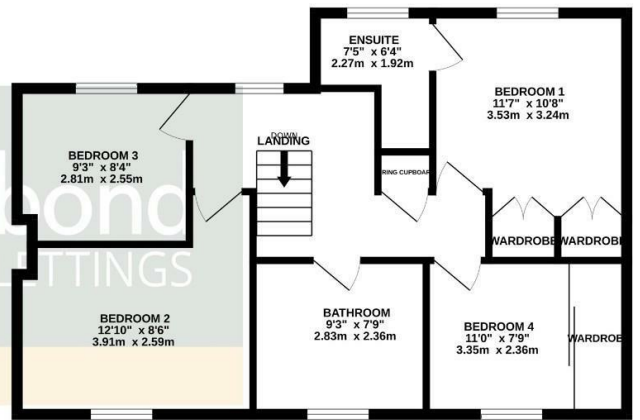




GROUND FLOOR  
626 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA: 1261 sq.ft. (117.2 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.  
Made with Metropix ©2026