



# Meadway

Weston Favell Village, Northampton

oriordanbond  
SALES & LETTINGS



## Meadway

Weston Favell Village  
NN3 3BP

PRICE £515,000

An impressive three bedroom detached home, situated on a good size westerly facing plot, within the highly regarded conservation village of Weston Favell. Built in 1927, the property offers an abundance of character with plenty of scope to further improve and extend.

The spacious accommodation comprises entrance porch, central entrance hall with original oak floor boards, bay fronted sitting room, further spacious dining with bay window onto the garden, kitchen, utility room, cloakroom/WC, conservatory, light and airy landing leading to three double bedrooms, with bay windows to the master and guest bedrooms, an ensuite shower room to bedroom three plus a family bathroom. Outside is a low maintenance front garden behind a stone retaining wall and a deep drive providing off road parking leading to a garage with power and light connected. The westerly facing rear gardens are divided into two areas, both laid to lawn, with wonderfully established borders. Further benefits include gas radiator heating and offered for sale with no onward chain. (C/1448/L)

### Additional information

- Council Tax Band: E
- Energy Efficiency Rating: D

### Viewing

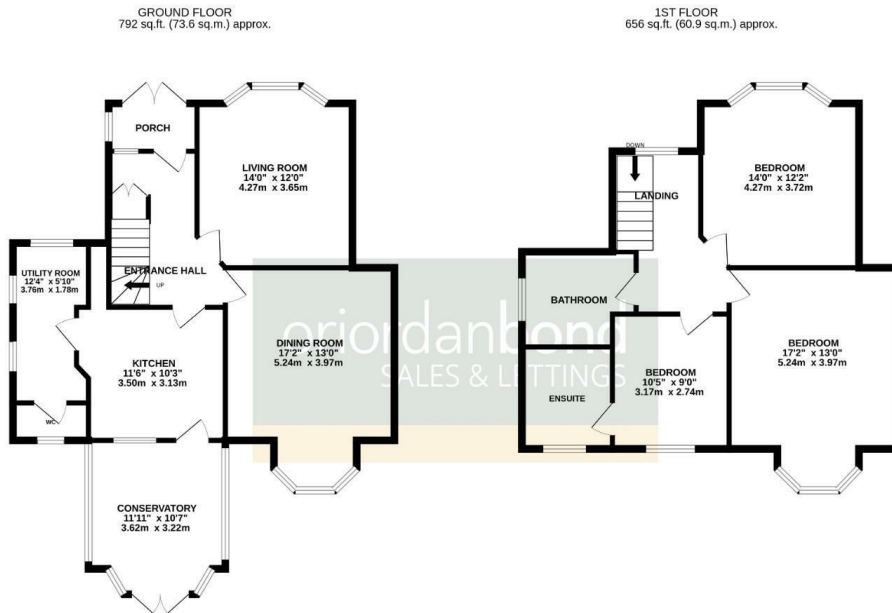
Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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TOTAL FLOOR AREA: 1448 sq.ft. (134.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 condition or efficiency can be given.  
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