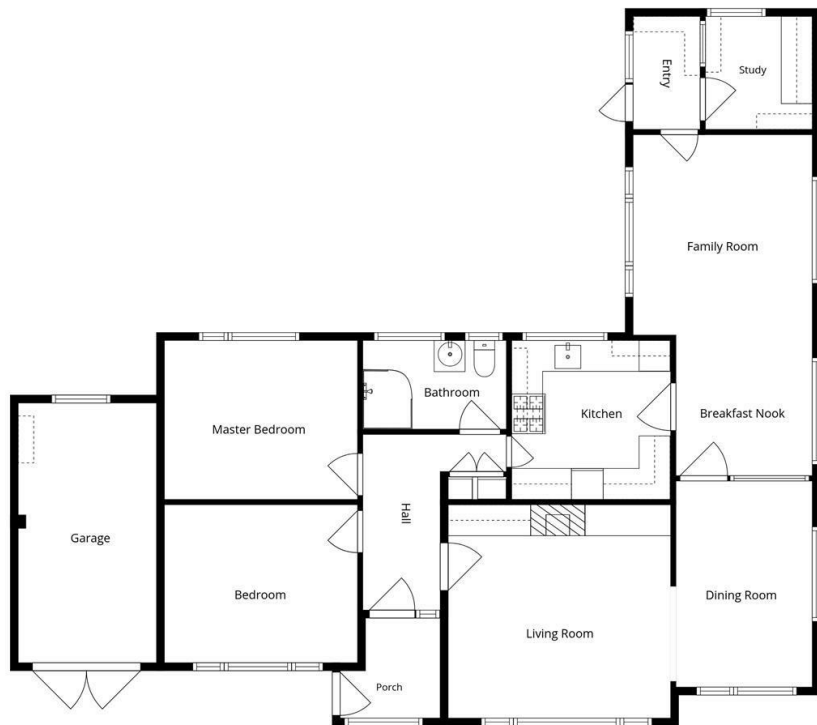




HOW TO GET THERE

From Northampton proceed in an easterly direction along the A45 Nene Valley Way dual carriage way and take the second roundabout exit onto Great Billing Way. At the second roundabout turn right onto the A4500 Wellingborough Road and proceed out of Northampton to the village of Ecton. On passing the Worlds Ends public house turn left into Ecton Lane which leads past Overstone Solarium into the village of Sywell. At the T junction turn left onto Overstone Road and then turn left again into Park Close where the property stands immediately on the left hand side.

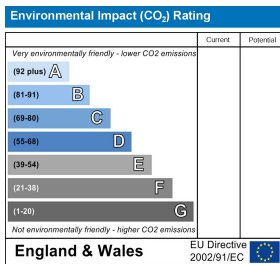
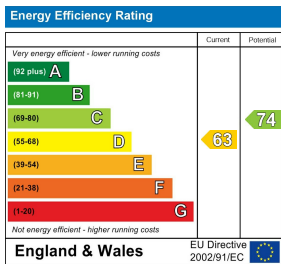
DOIRG05092026/0471



Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



1 Park Close, Overstone Road, Sywell, Northampton, NN6 0AX



£365,000 Freehold

A fine individual modern detached two bedroomed bungalow standing in private lawned gardens with private road access and offering scope for some modernisation and possible remodelling. The interior extends to approximately 1,000 square feet of accommodation providing three reception rooms, kitchen, shower room and a small study and is offered with no upward chain. Externally there is ample off road parking for three vehicles in addition to an attached single garage and the gardens extend to approximately 0.18 of an acre.



1 Park Close, Overstone Road, Sywell, Northampton, NN6 0AX

ACCOMMODATION

ENTRANCE HALL

6'8 x 3'10

Approached through a partly glazed front door the hall has a ceramic tiled floor and there is a panel glazed inner door giving access to:-

RECEPTION HALL

11'3 x 4'11

Centrally located and giving access to the bedrooms, lounge, kitchen and shower room. There is an airing cupboard and a roof void access hatch.

LOUNGE

13'10 x 13'7

With an electric fire suite and alcove recesses either side where there are fitted high fi cabinets either side with twin fitted turn tables with shelving over. A three casement window overlooks the front garden and an archway leads to:-



DINING ROOM

13'3 x 8'0

With windows to the front and side elevations and a glazed screen and door leading to:-



SITTING ROOM

21'7 x 10'7 maximum

This spacious L shaped room which connects the dining room to the kitchen and to the rear of the property. There is a picture window overlooking the rear garden, a fitted gas fire, TV points and door to:-



LOBBY

7'0 x 4'8

With a glazed door and window to the rear garden and another door to:-

STUDY

6'7 x 6'6

With fitted work station and shelving over.

KITCHEN

9'10 x 9'8

Fitted with floor and wall cabinets with laminated working surfaces and one and a half bowl ceramic sink unit with mixer tap over. There is a Techno gas cooker with oven and four place gas hob beneath a cooker hood and there is space for washing machine. The kitchen houses the Ideal gas fired boiler, a window to the rear elevation and door back to the reception hall.



BEDROOM ONE

11'10 x 9'11

With wardrobes and three casement window to the rear elevation.



BEDROOM TWO

11'11 x 9'11

With three casement window to the front elevation.



SHOWER ROOM

8'11 x 5'5

With a white suite of quadrant shower cubicle with Triton electric shower, vanity wash basin with cupboard under and WC. There are ceramic tiled splash areas and windows to the rear elevation.

OUTSIDE

The bungalow is approached by Park Close which is a private road serving a number of detached dwellings and there is a private gravelled drive, off road parking for two vehicles standing behind an established hedge. The drive leads to the attached garage and adjacent to this there is a five bar gate leading to additional off road parking space suitable for a caravan or boat storage.

GARAGE

15'5 x 8'8

Approached through double leaf doors and with light connected.

REAR GARDEN

Immediately to the rear of the bungalow there is a landscaped area with gravelled and paved terracing standing within in high brick wall and Leyandii hedge giving an excellent degree of privacy. There is an external water tap and leading on from this area there are two timber stores, one attached to the rear of the garage. The main area of garden stretches away from the property at the side and is laid to lawn bounded by a high stone wall and established mixed hedging. This area of garden is well stocked with mature shrubs and trees including Yew, Red Cedar, two tall mature Oak trees as well as mature Pine tree.



SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a recently installed Ideal gas fired boiler combination boiler which also provides domestic hot water and which has eight years remaining on the warranty.

COUNCIL TAX

North Northamptonshire Council - Band E

LOCAL AMENITIES

Within the village of Sywell there is the Parish Church, The Horseshoe Public House and on the outskirts of the village the Sywell Aerodrome with the Aviator Hotel. Within the nearby village of Overstone there is a beauticians and a large children's play area withing walking distance and is an ideal location for village walks. Leisure facilities include the Overstone Solarium and Restaurant and the Overstone Park Golf and Leisure Club, which is approximately two miles distant. To the south east of the village there is the Sywell Country Park and Reservoir. Local schooling is at the Sywell CEVA Primary School with secondary education at the Moulton School. References to schools should not be taken to mean that the property concerned is within the school catchment nor that the schools mentioned have places available.

For further information on viewing call 01604 230222