



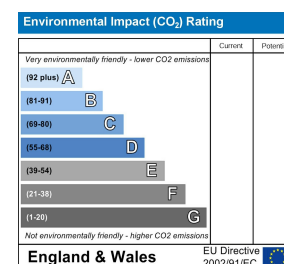
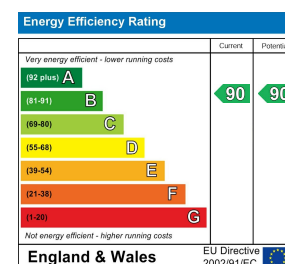
4 Kestrel Close, Overstone, Northampton, NN6 0TN



£250,000 Freehold

This immaculately presented two-bedroom end-of-terrace home offers modern living in a desirable location on the outskirts of Northampton. Perfect as a starter home or investment. Upon entering, you are welcomed by a bright entrance hall providing access to all ground floor rooms, along with a convenient cloakroom and stairs leading to the first floor. The contemporary kitchen is fully fitted with integrated appliances, including a fridge/freezer, washing machine, dishwasher, induction hob, and electric oven. The spacious lounge/diner is ideal for both relaxing and entertaining, with French doors opening onto the rear garden, allowing for plenty of natural light. Upstairs, the property features two generously sized double bedrooms and a modern three-piece family bathroom. Externally, the home boasts both front and rear gardens, as well as off-street parking for two cars. This stylish and well-appointed home is ideal for professionals, couples, or small families seeking comfort and convenience in a peaceful setting. There is no upward chain.

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9 Westleigh Office Park, Northampton, NN3 6BW

T: 01604 230222 F: 01604 232627

www.richardgreener.co.uk

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ACCOMODATION

GROUND FLOOR

ENTRANCE HALL

Central heating radiator, door to living/ dining kitchen, door to

CLOAKROOM

5'07" x 2'04"

Fitted with a low flush w/c, pedestal wash hand basin. Central heating radiator

LIVING/DINING/KITCHEN

24'08" x 12'09"

Immediately as you enter the room there is a kitchen area with a range of floor and wall mounted units with Quartz worktop and upstands incorporating breakfast bar, ceramic hob with electric oven under, cooker extractor hood, integrated fridge/ freezer, integrated washing machine.

uPVC double glazed window to front, uPVC double glazed window to side, uPVC double glazed French doors to garden, stairs to first floor landing



FIRST FLOOR

LANDING

With doors leading to:-

BEDROOM ONE

13'02" x 9'11"

uPVC double glazed window to rear, central heating radiator



BEDROOM TWO

12'09" x 6'11"



KITCHEN AREA



BATHROOM

5'07" x 6'11"

Three piece suite comprising low flush w/c, pedestal wash hand basin, panelled bath with glazed door and shower. uPVC double glazed window to side, central heating radiator



SERVICES

Main drainage, gas, water and electricity are connected.

OUTSIDE

REAR GARDEN

Mainly laid to lawn with a fenced boundary.



COUNCIL TAX

West Northamptonshire Council - Band B

LOCAL AMENITIES

Within the village there is the Parish Church of St Nicholas, a General Store, playing field and The Overstone CE Primary School and Sywell Primary school. Secondary education is at nearby Moulton School. The Overstone Park Golf Course and Leisure Club stands on the outskirts of the village and is also the location for the Overstone Park Preparatory School. There is a Public House at the nearby village of Sywell, as well as the Art Deco styled Aviator Hotel. Sywell boasts one of the best General Aviation Airfields in the United Kingdom with a 1,268 metre concrete runway.

HOW TO GET THERE

From Northampton town centre proceed easterly on the A45 towards Riverside Retail Park, taking the first exit and continuing along the A43 northbound. Continue towards Moulton, proceeded along the A43 towards Kettering, upon entering the roundabout opposite Aldi, proceed over past Moulton with the new houses on the righthand side. At the next roundabout take the second exit into Overstone Leys and continue along Stratford Drive where the further round off of Kestrel Close.

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For further information on viewing call 01604 230222