



22 Yewtree Court  
Northampton, NN3 6SF



Derran Dooley

Partnered With

**Simpsons**  
Property Experts



Set within a quiet cul-de-sac in the popular area of Lumbertubs, this four-bedroom detached home occupies one of, if not, the largest plots on the road, offering an exceptional amount of outside space and exciting potential for its next owners.

The standout feature is undoubtedly the size of the plot. The substantial rear garden is ideal for families, keen gardeners or anyone who simply wants plenty of outdoor space. Equally, for buyers looking to create their long-term home, the generous plot offers considerable potential to extend and further improve the property, subject to the necessary planning permissions. Opportunities with this much space don't come around often.

The home has already been extended to the rear, creating a more generous dining area and enhancing the overall ground-floor living space. The accommodation also features a spacious lounge spanning the width of the home and overlooking the front, alongside a separate kitchen and downstairs WC.

Upstairs are four bedrooms and a family bathroom, providing plenty of space for a growing family.

Outside, the generous frontage includes a driveway leading to a detached single garage, while to the rear is the impressive garden that really sets this home apart. Whether the priority is space for children to play, summer entertaining, gardening or exploring the potential for a substantial future extension, there is plenty of room to make the property your own.

Lumbertubs is a well-established family area with local schools and amenities nearby, while Northampton College and Moulton College are both within easy reach. The location also provides convenient access into Northampton town centre and towards the surrounding road network.

A fantastic opportunity to purchase a detached family home with a genuinely impressive plot and huge potential for the future.

EPC Rating - TBC  
Council Tax Band - D

Please note: Some photographs have been enhanced using AI for marketing purposes.

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Offers in excess of £300,000



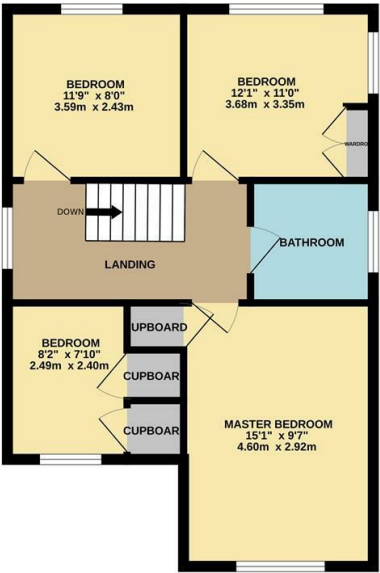
Lumbertubs is a well-established residential area of Northampton, popular with families thanks to its choice of local schools, parks and everyday amenities. The area is conveniently positioned for Northampton College and Moulton College, with good road links providing easy access into Northampton town centre, Weston Favell and surrounding villages.



GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |





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