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 2 James Watt Close, Daventry NN11 8RJ

# campbells

*of Yelvertoft*












4 Bedrooms | 2 Bathrooms | 5 Reception Rooms | Garage



## 3 SWINNERTONS LANE

YELVERTOFT, NN6 6LS

-  Substantial Detached Family Home
-  Replaced Modern Kitchen/Diner
-  Popular, Quiet, Village Location
-  Large Garage And A Separate Store
-  Great Sized Private Rear Garden
-  Four Bedroom, Detached
-  Further Development Potential
-  Separate One Bedroom Annex
-  Separate Reception Rooms

### LOCAL PROPERTY EXPERT MARK HEYCOCK



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 [mark@campbell-online.co.uk](mailto:mark@campbell-online.co.uk)

Mark has been absolutely brilliant in managing the whole process of my purchase, going the extra mile to ensure everything has remained on track and keeping me fully updated along the way. Professional, responsive, honest and very attentive to my many queries, I really couldn't have asked for more help and support from an estate agent! I highly recommend Mark in particular, along with the Campbells team, as a whole, really pleasant to work with and an outstanding service from start to finish. 100% recommend to all!

**David, NN11**  
**About: Mark**

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



**This spacious, detached four bedroom house, located on a generous plot, set back from the road, with a one bedroom annex, has heaps of potential to be utilised as a family home or provide additional income**

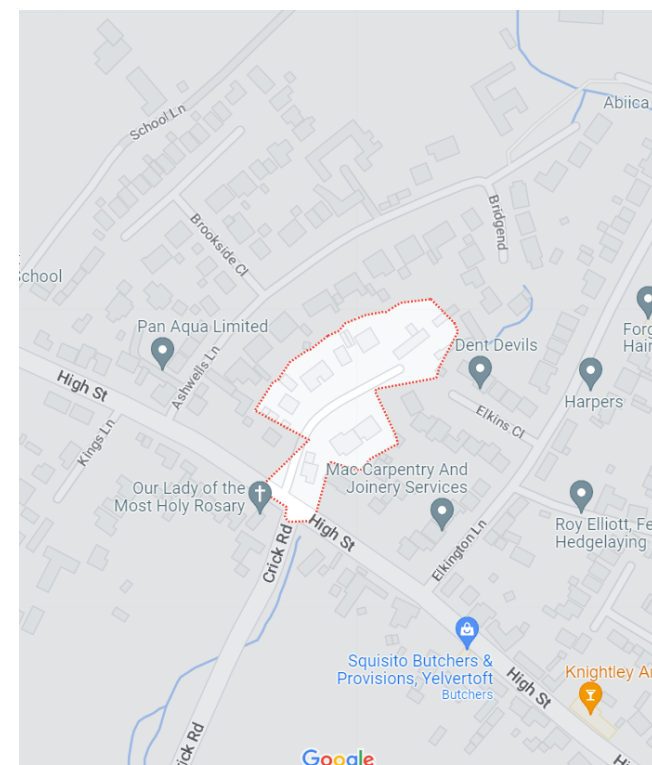
Set back from a quiet lane, and sitting on a large elevated plot, this unique, four-bedroom, detached property, with a shared kitchen and separate, self-contained, one-bedroom annex, would be ideal for a large family, or if you are looking to move close to elderly relatives, with both families still maintaining their own independence. The main property, which has three bedrooms, has plenty of space for a growing family, with a cloakroom, two reception rooms, utility room and, a good-sized, kitchen/breakfast room, which can be shared with the annex, which is on one floor, and gives this property plenty of additional flexibility, if you are planning to move closer to elderly relatives or you simply have a large family, or you need plenty of ground floor, living space. Alternatively, this area, which has a separate entrance door to the main property, and an independent heating system, could be utilised as a home office space, treatment rooms, granny annex, teenager pad or even a rental property, to help generate additional income if required. Outside you will find a great sized front and rear gardens. The substantial private, rear garden is very well maintained and has plenty of space to grow your own or, sit out on a summer evening on the patio area. Both gardens are shared and enjoyed by the main home and the annex. The property also has a plenty of off road parking forward of a single garage, with a store to the rear, oil fired central heating and UPVC double glazing throughout. The main property consists of a large and welcoming entrance hallway, leading to a replaced, cloakroom, a large bright lounge area with a feature, open fireplace.

The lounge is open plan in to a great sized, dining area. The hub of this lovely home is, without doubt, the huge, replaced, kitchen/breakfast room with bi-folding door, into the substantial, rear garden, a breakfast bar and ample space for a dining room table and chairs. The kitchen has two, built in, under unit fridges and a large double oven. There is also space for a dishwasher and a large double fridge/freezer. The kitchen also offers access to a useful utility room with access into the rear garden and the properties boiler room and, plenty of space for additional white goods if required. This area is also large enough to double up as a boot room. On the first floor of the main property, you will find, two great sized double bedrooms, both with built in wardrobes, a good sized, single bedroom and a well appointed, family bathroom. Bedroom two offers access to a huge attic storage area, which is also across the top of the annex. Should you require further living accommodation, this property also offers you loads of further potential with planning permissions which were granted in 2022, for the following:-The attic storage area has planning permission to be dormered and converted into an extended, landing, offering access into a large master bedroom, with en-suite facilities. Currently used as a study and annex bedroom, this could also be extended. There is also permission to build over the front patio area with a glass, atrium type, extension, linking both the lounge from the annex to the main property lounge. If these enhancements interest you, please ask for further details upon viewing.



## LOCATION

The village has lots of history, being mentioned in the Domesday Book of 1086, and has maintained a lot of its character and independence as, compared with some other local villages, it has no major transport routes going through it. The village has a local primary school and Yelvertoft is in the catchment area for Guilsborough Secondary School. There is also a popular village pub. Despite being such a quiet, countryside village, it doesn't sit too far away from local amenities, many of which are situated in the neighbouring village of Crick, which is just down the road. So, you're not too far away from a local Co-op or the many pubs and restaurants that Crick has to offer. For the commuters amongst you, the village is close to the M1 and the A5 as well as the village of Long Buckby which has a train station – you can be in London, Euston within an hour! For the ramblers amongst you, the property also sits fairly close to the famous 'Jurassic Way' – an amazing walk if you haven't done it, as well as many other fantastic walks which you can find on [www.northamptonshirewalks.co.uk](http://www.northamptonshirewalks.co.uk).



**Council Tax: Band E EPC: Rating E**

"If you are looking for something different in a quiet village location, with income potential, or just want to reduce costs and move in with family or relatives, then call the Campbells team today, as this lovely property might just be what you have been waiting for!"