



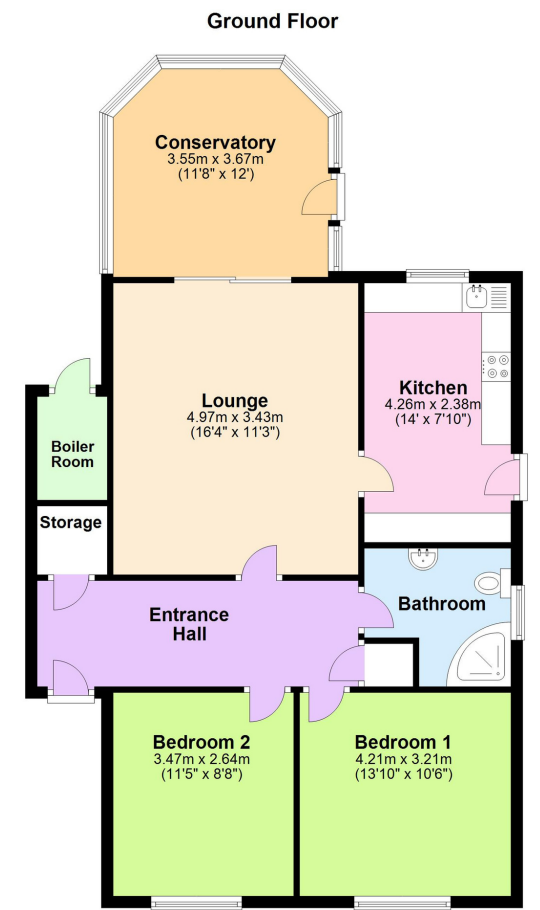
 01327 878926  
 [www.campbell-online.co.uk](http://www.campbell-online.co.uk)  
 2 James Watt Close, Daventry NN11 8RJ

# campbells

*of Yelvertoft*












2 Bedrooms | 1 Bathroom | 1 Reception Room | Garage



## 2 ORCHARD CLOSE

YELVERTOFT, NN6 6NF

-  Fitted Kitchen With Integral Appliances
-  Single Garage With Electric Door
-  Separate Private Patio Area
-  Two Double Bedrooms
-  Detached Bungalow
-  Large Lounge
-  Private Rear Garden
-  Quiet Village Location
-  Conservatory



### LOCAL PROPERTY EXPERT MARK HEYCOCK

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We chose Campbells estate agents to sell our house purely because of Mark Heycock.

We have had the pleasure of buying through Mark in the past and it was therefore a no-brainer to chose him when we wanted to sell.

Mark is knowledgeable of the market, dedicated to his clients and enthusiastic about his job. He will push boundaries to get the job done even through the most difficult of times (the sale I referred to earlier took place during the covid pandemic.)

I would have absolutely no hesitation in recommending Mark Heycock and Campbells.

**NAME: Diane, NN11 - 17th April 2023**  
**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.





**A two bedroom, detached, bungalow for sale in the quiet Northamptonshire village of Yelvertoft**

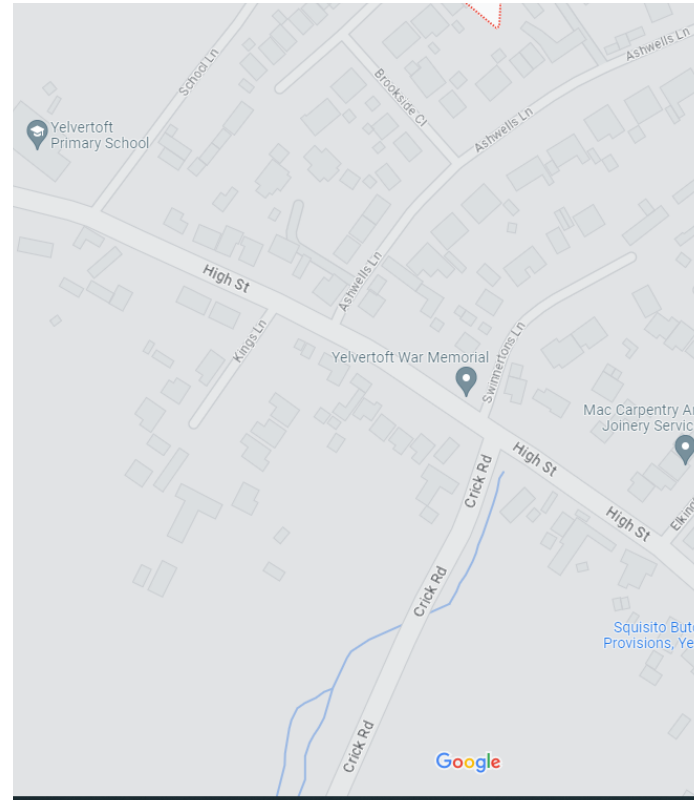
This surprisingly spacious, two bedroom, detached, bungalow is situated in the popular village of Yelvertoft, with lovely, countryside views to the rear and, also has a single garage, a private rear garden and separate, private, patio area. Located on the edge of the village, the property is well maintained, bright, spacious and very well proportioned throughout. The accommodation, which is bright and spacious, consists of an enclosed entrance hallway leading to a spacious lounge with a feature fireplace and, sliding patio doors into a great sized, conservatory which overlooks a private rear garden with, countryside views beyond. There is also a modern kitchen with plenty of cupboard space, plumbing and, space for white goods and, a rear door leading into the property's private, rear garden and, a separate private, paved, patio area, which is a lovely private place to sit and relax with a glass of wine on those warm summer evenings.

The hallway also offers access to two, great sized, bedrooms and, a really good-sized shower room. The rear garden is easy to maintain, with a large, patio area/seating area which overlooks the lawn. There is also a paved footpath which leads you to the separate, paved, patio area and, the pedestrian access door to the rear of the garage. To the rear of the garden there are lovely views across the rolling countryside. Further benefits include UPVC double glazing throughout and an oil-fired, central heating system to radiators. To the front of the bungalow there is ample off-road parking, forward of the property's garage, with electrics, lighting and, an electric roller door. The front garden has been lawned and, is low maintenance, with gated access into the rear garden. The property also sits close to the many footpaths and bridleways around the village, including the famous 'Jurassic Way.'



**LOCATION**

Yelvertoft retains a popular community spirit as there is plenty going on within the village. The local amenities are just a few minutes away and include a supermarket, post office, chip shop, garage, butchers and the village primary school. The village also boasts a number of pubs and a church. For the commuters amongst you, the village is close to the M1, M6, A14 and the A5, as well as the rail links from both Rugby and Long Buckby, train stations, where you can be in London within an hour!



Council Tax: Band C    EPC: Rating D

**"We are certain that this property will not disappoint."**

