



A RARELY AVAILABLE TWO BEDROOM DETACHED BUNGALOW, set in a quiet cul de sac of only three bungalows in this ever popular Northamptonshire village. The property benefits from RECENTLY REFITTED UPVC DOUBLE GLAZING throughout, TWO DOUBLE BEDROOMS, REFITTED SHOWER ROOM, LARGE SUNROOM with solid roof, GARAGE and DRIVEWAY. Accommodation briefly comprises of entrance hall, lounge with OPEN FIRE, kitchen/ breakfast room, sunroom/ dining room, two double bedrooms, refitted shower room and UTILITY/ CLOAKROOM. Externally the property boasts a GOOD SIZED REAR GARDEN affording a high level of privacy together with front garden, driveway and garage. Fast Find - 12149, Energy Rating - D



fast find
12149

Long Buckby Office

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5C High Street, Long Buckby, Northants, NN6 7RE

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16 photos available
on our Website



1 floorplans available
on our Website

£315,000

3 Orchard Close, YELVERTOFT

Entered via
Upvc double glazed door into

Entrance Hall

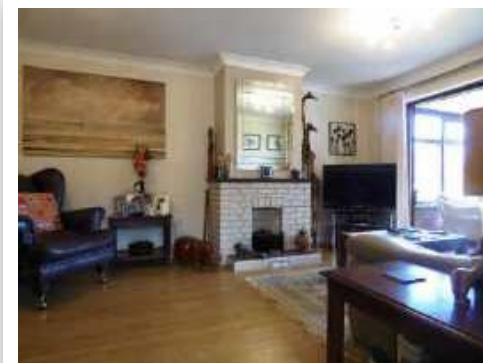
Hardwood doors to all accommodation, single panel radiator, fusebox to one wall, smoke alarm, hatch giving access to loft space which is boarded out, coving to ceiling, laminate flooring and a useful storage cupboard.

Lounge 16'7" x 11'2" (5.05m x 3.40m)

A good sized bright room benefitting from large Upvc sliding doors to sunroom. The focal point of the room is the brick built fireplace with tiled hearth and inset open fireplace, continuation of laminate flooring, coving to ceiling, single panel radiator, TV point, telephone point.

Kitchen/Breakfast Room 14' x 7'9" (4.27m x 2.36m)

Fitted with a comprehensive range of eye and base level units with beech block work surfaces over, composite one and a half bowl sink and



drainer unit with swan neck mixer tap over, integrated fridge, freezer and dishwasher, together with built in Stove electric range cooker with extractor fan over, low level heater, hardwood window to sunroom, Upvc double glazed door to side aspect, tiling to all water sensitive areas, tiled floor, inset spotlights.

Sunroom/Dining Area 17'4" x 9'7" (5.28m x 2.92m)

A light bright space benefitting from recently fitted solid roof allowing all year round use, Upvc double glazed windows to three sides set onto dwarf brick walling with Upvc double glazed double doors to rear garden, double panel radiator, telephone point, laminate flooring.

Bedroom One 13'8" x 10'6" to include built in wardrobes (4.17m x 3.20m to include built in wardrobes)

A good sized master bedroom with extensive built in wardrobes to one wall, Upvc double glazed window to front aspect, coving to ceiling, telephone point, single panel radiator.

Bedroom Two 11'2" x 8'6" (3.40m x 2.59m)

Upvc double glazed window to front aspect, coving to ceiling, single panel radiator.

Shower Room 7'4" x 5'9" (2.24m x 1.75m)

A beautifully refitted shower room comprising of an oversize walk in shower unit which is fully tiled with a glass screen to the side, low level WC and wall mounted wash hand basin set into vanity unit, fully tiled walls and floor, frosted Upvc double glazed window to side aspect, inset spotlights, chrome heated towel rail, door to airing cupboard.

Utility/WC 8'6" x 4'3" (2.59m x 1.30m)

Refitted with a low level WC, wall mounted wash hand basin set into vanity unit with tiled splash backs, space and plumbing for washing

machine with marble effect work surface over and further storage cupboard to side, frosted window to rear aspect, vinyl flooring, single Panel radiator, hardwood door to garage.

Garage 16'2" x 8'2" (4.93m x 2.49m)

Up and over door, power and light connected, Worcester Bosch oil fired boiler to far corner, hardwood personnel door to rear garden, pitched roof affording ample eave storage.

Outside

Rear

The property benefits from a good size plot which wraps around both sides of the property with a paved patio area leading directly from the

sun room with pathway leading to both sides of the property. To one side gated access is available to the front of the property and there are raised beds to the side of the path. The balance of the garden is mainly laid to lawn with an array of flower and shrub borders. Two further gravelled and paved areas, oil tank to one corner and summer house to another and all enclosed by a combination of timber panel fencing and brick walling.

Front

The property is accessed via a private block paved driveway for the three bungalows in Orchard Close and leading to both the front door with storm porch with security light and garage. A path leads to the gated access to rear, lawn to the front and retained by timber panel fencing.



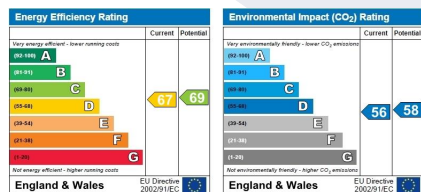
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**Viewing strictly by
appointment with the agent**



Agents Disclaimer

Floorplans: are for general guidance only and not to scale and should not be used as a basis for the purchase of furnishings and furniture. Measurements: are for general guidance only. The buyer is therefore advised to check measurements if they are required for any other purpose, eg fitted carpets, furniture. Appliances: Laurence Tremayne Estate Agents have not tested any apparatus, equipment or fitting for services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

MORTGAGE ADVICE

Independent mortgage advice is available, without charge, for all prospective purchasers of this property. Written quotations available on request.

"YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT"

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£300,000 and the asking price

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