

SERVICES
Main drainage, gas, water and electricity are connected.

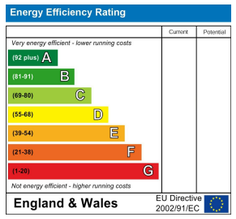
COUNCIL TAX
West Northamptonshire Council - Band B

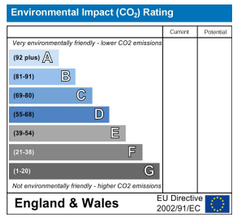
LOCAL AMENITIES
Within East Hunsbury there is a Mini Market, hairdressers and Newsagents and the Tesco Superstore and Danes Camp Leisure Centre are situated adjacent to the Mereway junction with Towcester Road. There is a Junior School in East Hunsbury and Upper Schooling at The Caroline Chisholm School. The M1 Motorway junction 15 is approximately one mile distant and the Collingtree Park Golf Course and Virgin Leisure Complex are nearby.

HOW TO GET THERE
From Northampton town centre proceed in a south easterly direction along the A5123 old Towcester Road to the roundabout junction with Mereway and take the third exit signposted towards Milton Malsor. Take the first left into Clannell Road and take the first right into Yeoman Meadow and follow the road down to the bottom and the property stands on the right hand side.

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64 Yeoman Meadow, East Hunsbury, Northampton, NN4 9YX



£285,000 Freehold

An extended and improved semi detached house situated on a corner plot with flexible accommodation comprising entrance porch, lounge, family room/bedroom three, kitchen, utility room, downstairs WC and UPVC double glazed conservatory. To the first floor there are two double bedrooms and a refitted family bathroom. Outside the front corner garden is laid to lawn with an off road parking space and the rear garden has been landscaped to provide a patio area which leads onto a lawned area with planted borders, timber fencing and a driveway for up to three cars in front of the single detached garage.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH
Enter via a UPVC double glazed front door with window to the side and a further UPVC double glazed door leading to:-

LOUNGE
10'01x 14'07
Window to the front elevation, solid oak staircase rising to the first floor with understairs storage cupboard, two radiators and a door to:-




FAMILY ROOM / BEDROOM THREE
11'09 x 15'08
Radiator and UPVC double glazed window to the front.




KITCHEN
11'10 x 8'10
Fitted with a range of floor and wall mounted storage cupboards with solid oak butchers block work surfaces incorporating a one and a half bowl sink and drainer unit with mixer tap over, space for fridge/freezer, space and plumbing for washing machine, UPVC double glazed window to the rear elevation and a door to:-



CONSERVATORY
9'06 x 7'02
Half brick construction with UPVC French doors to the rear garden and UPVC windows to the rear and side elevations with a vaulted ceiling.



UTILITY ROOM
7'06 x 5'0
Fitted with a range of floor and wall mounted storage cupboards, wooden work surfaces with space for washing machine and tumble dryer.



WC
With UPVC obscure glazed window to the rear elevation and fitted with a low flush WC and pedestal wash hand basin.

FIRST FLOOR

LANDING
With loft access hatch, solid oak floor and doors leading to:-

BEDROOM ONE
11'10 x 8'10
UPVC double glazed window to the rear elevation and a radiator.



BEDROOM TWO
8'11 x 11'10
UPVC double glazed window to the front and a radiator.



BATHROOM
8'08 x 4'05
UPVC double glazed window to the side and refitted with a three piece suite comprising low flush WC, pedestal wash hand basin and panelled bath having both a plumbed in shower over and electric shower unit with glazed shower door.



OUTSIDE

FRONT
The property is situated on a corner with a lawned area and well stocked shrub borders, a tarmac driveway and gated side access leads to the rear garden.

REAR GARDEN
The enclosed rear garden is mainly laid to lawn with a paved patio area and planted borders well stocked with a variety of shrubs and flowers. There is a driveway which provides off road parking for up to three cars in front of the single detached garage.