



4 The Leys | Yardley Hastings | NN7 1EY



Matthew
Nicholas



Offers In Excess Of £275,000

A rarely available, affordable family home in this sought after village. The property enjoys an enclosed rear garden, a larger garden adjacent to the property which will allow vehicle access and off road parking. Offering a gas fired central heating system, PVCu double glazed windows and doors, a fitted kitchen and white fitted bathroom. The accommodation comprises of an entrance hall, sitting room leading to a conservatory, kitchen, and utility. To the first floor are two double bedrooms, a single third bedroom and a family bathroom.

- Three bedrooms
- Sought after village location
- Utility area & guest WC
- Fitted kitchen and bathroom
- Large conservatory
- Potential for off road parking to rear

Storm porch with composite panelled entrance door leading into

Entrance Hall

Window to front on staircase, exposed timber doors to all principal room, stairs to first floor landing, under stairs storage cupboard.

Sitting Room

9'10" x 17'0" (3.02 x 5.20)

Window to front, fireplace with inset wood burner on tiled hearth, TV point, telephone point, wooden floors, opening into

Conservatory

18'9" x 8'7" (5.73 x 2.63)

Of brick and PVC double glazed construction with glass to three side and a glazed roof with under floor heating, ceiling fan, patio doors leading into rear garden.

Kitchen

10'6" x 10'2" (3.22 x 3.11)

Range of base and eye level units with wood effect work surfaces above, one and half bowl ceramic sink with drainer and a stainless steel mixer tap above, large oven with gas rings and extractor above, integrated microwave, space and plumbing for washing machine and dishwasher, vertical radiator, spotlights, wooden flooring, opening through to

Utility Room

6'6" x 6'0" (2.00 x 1.83)

Base and eye level units matching those of the kitchen, space for tumble dryer, and fridge freezers, PVCu part glazed door to rear garden, door to

Guest WC

Fitted with a two piece suite in white comprising of low level WC and hand wash basin recessed into a vanity unit, radiator, window to side, tiled splash back, tiled floor.

First Floor Landing

Radiator, loft access hatch, storage cupboard, doors to all bedrooms and bathroom.

Bedroom One

14'0" x 8'9" (4.28 x 2.68)

Window to front, radiator.

Bedroom Two

11'3" x 7'9" (3.45 x 2.37)

Radiator, window to rear.

Bedroom Three

6'9" x 7'9" (2.07 x 2.37)

Window to rear, radiator.

Bathroom

6'5" x 6'10" (1.97 x 2.09)

Fitted with a three piece suite in white comprising of a low level WC, hand wash basin recessed in vanity unit, L-shaped bath with waterfall taps to the side and a thermostatic shower head over the bath, glass shower screen, tiling to all walls and flooring, towel warmer radiator, expelair, obscures window to side.

Outside

The property is approached via a shared pathway leading across the front of the row which gives access to the front garden and storm porch.

Rear Garden

Predominately laid to lawn the garden is planted with mature shrubs and bushes, pedestrian gates to the front and back which gives access to a shared pathway running behind the row of houses which also provides access to the secondary area of garden, metal shed, concrete pathway to utility room door, the whole is enclosed with a combination of timber feather board fencing and caned screening.





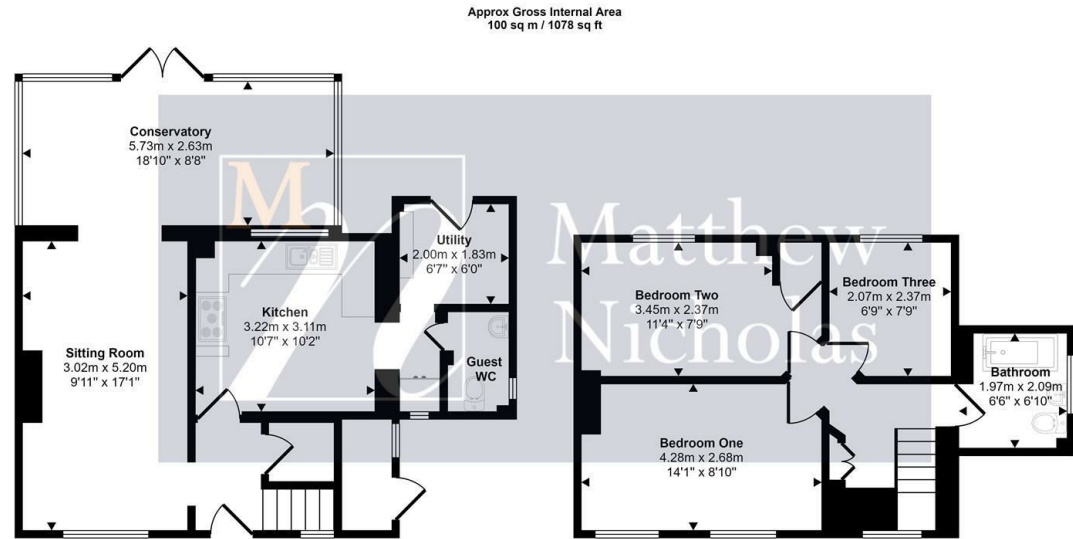
Further Information



Local Authority: West Northamptonshire Council

Tax Band: B

Floor Area: 1078.00 sq ft



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	77
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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