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At a glance

- Detached
- Three bedrooms
- Approx. 1271 sq.ft
- Conservatory
- Garage and off road parking
- EPC rating E



Leys Road

Pattishall, Towcester, Northamptonshire,
NN12 8JY

£325,000

IN DETAIL

A 1271sq ft. Three bedroom family home situated in the village of Pattishall. This property has a kitchen, utility room, breakfast room, dining room, sitting room and conservatory. Upstairs there are three bedrooms and a family bathroom. There is an enclosed rear garden, single garage and off road parking for two vehicles.



Entrance hall

Entered via a composite front door, the entrance hall has a porch way, stairs rising to the first floor and a door leading into the sitting room.

Sitting room

The sitting room has carpeted flooring, two double glazed windows to the front aspect, an open fire with a brick feature surround and an opening into the breakfast room.

Breakfast room

The breakfast room has carpeted flooring, an opening into the

dining room and a door leading into the kitchen.

Kitchen

The kitchen has vinyl flooring, a range of eye level and low level units, an integrated electric oven with four ring electric hob and extractor over and a stainless steel sink with drainer board. There is a double glazed window looking in to the conservatory, space for a dishwasher and a door leading into the utility room.

Utility room

The utility room has a range of eye level and low level units, a



double glazed window to the rear aspect, a door leading into the single garage and a door leading out into the rear garden.

Dining room

The dining room has carpeted flooring, a double glazed window to the rear aspect and an opening into the conservatory.

Conservatory

The conservatory has carpeted flooring, double glazed windows and double doors leading out onto the patio area of the garden.





Landing

The first floor landing has an airing cupboard which houses the property's hot water tank, a double glazed window to the side aspect and doors leading into three bedrooms and a family bathroom.

Bedroom one

Bedroom one has carpeted flooring, a built in wardrobe with sliding doors and a double glazed window to the front aspect.

Bedroom two

Bedroom two has carpeted flooring and a double glazed window to the rear aspect.

Bedroom three

Bedroom three has carpeted flooring and a double glazed window to the front aspect.

Bathroom

The family bathroom has a panelled bath with shower over, a WC and hand basin with built in vanity unit and two obscure double glazed windows to the rear and side aspect.

Garden

The rear garden is mainly laid to lawn with a patio seating area, mature plant and shrub borders, a pond and a greenhouse.

Front

The front of the property has a garden which is mainly laid to lawn. There is a single garage which has wooden doors and a drive way with off road parking for two vehicles.



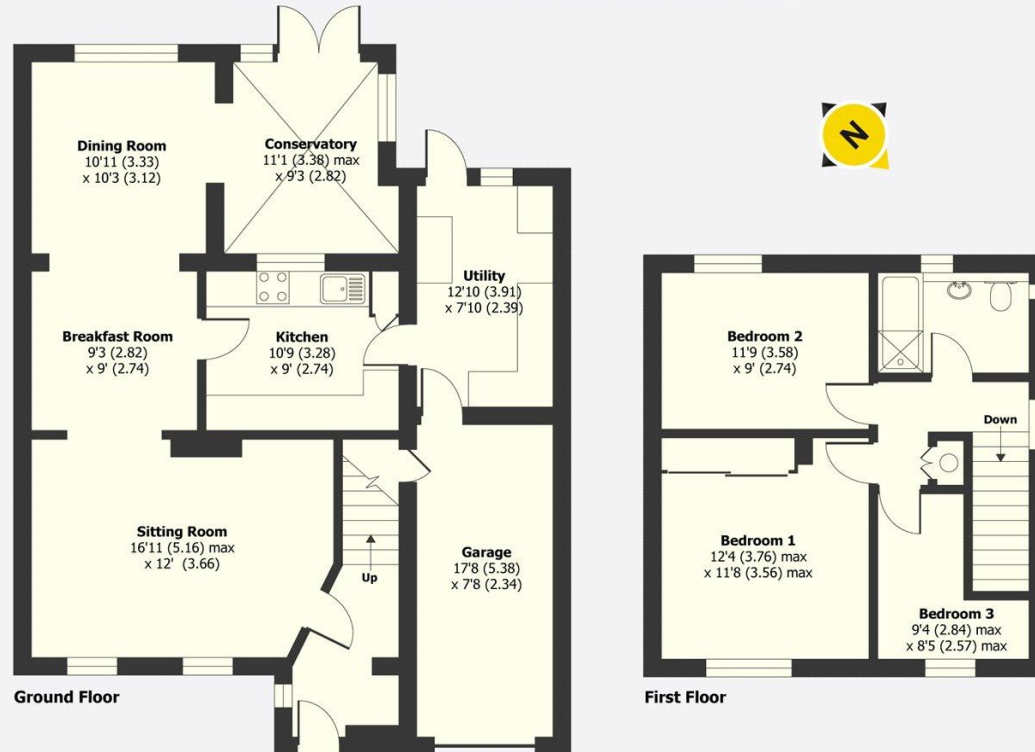
Additional Info

Mains Water, Electricity
Local Authority:
West Northamptonshire
Council
Council tax band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Leys Road, Pattishall, Towcester, NN12

APPROX. GROSS INTERNAL FLOOR AREA 1271 SQ FT 118.1 SQ METRES (EXCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Mustard has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.



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