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# Martyns Way, Weedon, NN7 4RS

£335,000 Detached

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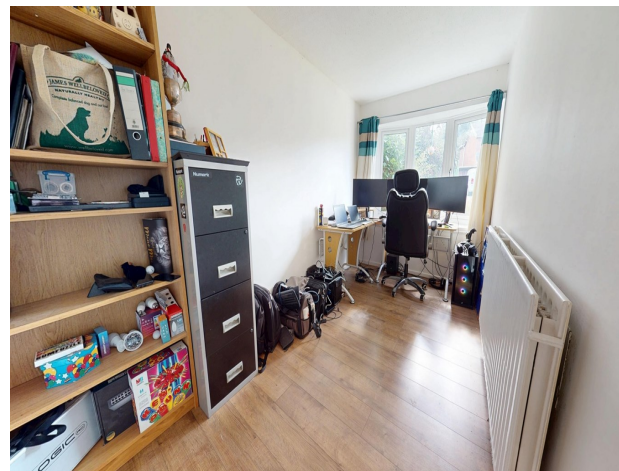
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Department: Sales

Tenure: Freehold







## Property Summary

Welcoming to market this spacious, extended, three bedroom, detached, family home. Located in the sought after village of Weedon Bec, down a tranquil close whereby properties seldom become available.

## Features & Utilities

- ✓ Three Bedrooms
- ✓ Study/Bedroom Four
- ✓ Off Road Parking
- ✓ Desirable Village Location
- ✓ Downstairs WC
- ✓ Garage
- ✓ Detached
- ✓ Front & Rear Gardens
- ✓ Extended
- ✓ uPVC Double Glazing & Gas Radiator Heating

# Property Overview

Welcoming to market this spacious, extended, three bedroom, detached, family home. Located in the sought after village of Weedon Bec, down a tranquil close whereby properties seldom become available. The extension provides an enlarged kitchen and dining space and a study/ fourth bedroom. Excellent transport links to the M1 and Long Buckby and Northampton railway stations are further benefits to this property. Ground floor accommodation comprises entrance hall, WC, living room, kitchen, dining room, study/ bedroom four. To the first floor are three bedrooms and a family bathroom. EPC Rating: TBC. Council Tax Band: C

## HALL

Composite entrance door. Radiator. Access to lounge, kitchen/diner and WC. Staircase rising to first floor.

## WC

uPVC double glazed obscure window to rear elevation. Chrome heated towel rail. Tiled flooring. Suite comprising wall mounted wash hand basin and low level WC. Full height tiling to walls.

## LOUNGE 4.67m x 5.00m (15'3" x 16'4")

uPVC double glazed bay window to front elevation. Laminate flooring. Wood framed French doors to study. Electric fireplace.

## STUDY/BEDROOM 4.06m x 2.01m (13'3" x 6'7")

uPVC double glazed bay window to front elevation. Radiator. Laminate flooring.

## KITCHEN/DINING ROOM

Kitchen Area: 3.23m x 1.83m (10'7" x 6') Dining Area: 3.45m x 3.07m (11'3" x 10') uPVC double glazed sliding patio doors to rear elevation. uPVC double glazed window to rear elevation. Roll top work surface. Tiling to splash areas. A range of base and wall units. Composite double corner sink with stainless steel mixer tap. Space for white goods. Access to storage/panty area. Radiator. Vinyl flooring.

## FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Radiator. Access to bedrooms 1, 2, 3 and bathroom.

### **BEDROOM ONE 3.50m x 4.11m (11'5" x 13'5")**

uPVC double glazed window to rear elevation. Radiator. Fitted wardrobes.

### **BEDROOM TWO 2.00m x 2.66m (6'6" x 8'8")**

uPVC double glazed window to front elevation. Radiator. Fitted wardrobes.

### **BEDROOM THREE**

uPVC double glazed window to front elevation. Radiator. Fitted wardrobes.

### **BATHROOM**

Chrome heated towel rail. Suite comprising bath with shower over, vanity wash hand basin and low level WC, tiled flooring. Full height tiling.

### **OUTSIDE**

### **FRONT GARDEN**

Block paved driveway allowing off road parking for several vehicles. Generous lawn area, bordered by shrubs and bushes stretching across width of the property.

### **REAR GARDEN**

Low maintenance three tiered garden. Mainly laid to block paving. Enclosed by wooden fence panelling.

### **DRAFT DETAILS**

At the time of print, these particulars are awaiting approval from the Vendor(s).

### **MATERIAL INFORMATION**

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent  
Council Tax – Band C  
EPC Rating – Ask Agent  
Electricity Supply – Mains  
Gas Supply – Mains  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – FTTP (Fibre to premises)  
Mobile Coverage – Depends on provider  
Heating – Central Heating, Gas Central Heating  
Parking – Off-street  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years, No flood defences  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – No restrictions, No private right of way, No Public right of way  
Rights and Easements – Ask Agent

### AGENTS NOTES

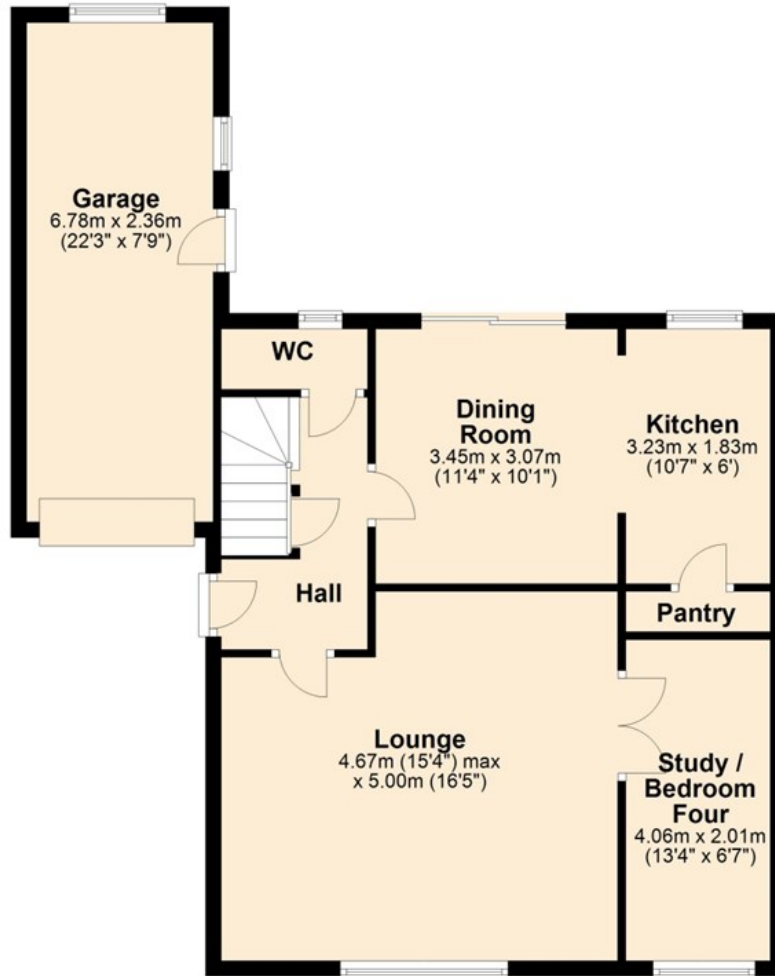
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to

the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan

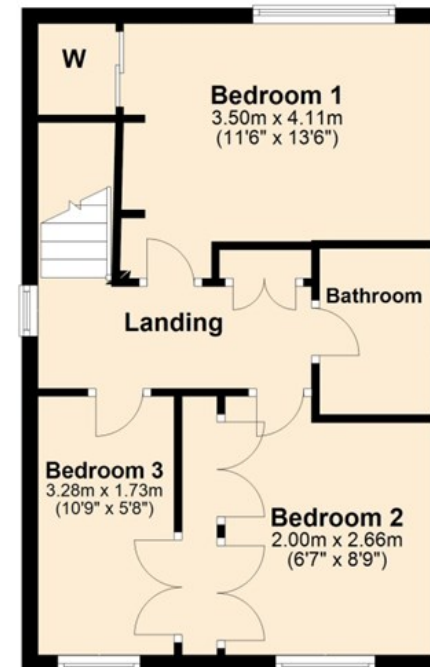
## Ground Floor

Approx. 72.2 sq. metres (776.7 sq. feet)



## First Floor

Approx. 40.9 sq. metres (440.2 sq. feet)



Total area: approx. 113.1 sq. metres (1216.9 sq. feet)





# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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