

High Street

Yelvertoft, Northampton

JACKSON GRUNDY | The Village Agency



High Street

Yelvertoft, Northampton, NN6 6LF

TOTAL AREA: APPROX. 54.07 SQ. METRES (582 SQ. FEET)

A RED BRICK COTTAGE WITH GARDEN AND PARKING SITUATED AMONGST OTHER PERIOD PROPERTIES ON THE PRETTY HIGH STREET.

GROUND FLOOR

- LOUNGE / DINING ROOM
- KITCHENETTE

FIRST FLOOR

- LANDING
- BEDROOM ONE
- BEDROOM TWO
- BATHROOM

OUTSIDE

- PARKING
- GARDEN











THE PROPERTY

A red brick cottage with garden and parking situated amongst other period properties on the pretty High Street.

It has a porch, lounge / dining room with inglenook fireplace and log burner, kitchenette with cooker and extractor hood, two bedrooms and a bathroom with a shower over the bath and chrome heated towel rail.

There is a south facing lawned garden and parking space. The property has uPVC double glazing, electric heating, solar panels and is offered with no onward chain.

EPC Rating C. Council Tax Band B.









LOCATION

Yelvertoft is a rural village less than 4 miles from the M1/M6/A14 Catthorpe interchange. It has three active churches, a village hall, post office and general stores, butcher's shop, public house, equestrian centre and primary school as well as supporting many community groups, clubs and societies, with the school association also organising social and recreational events. A weekday early morning bus service runs to Daventry with further daily services (excluding Sunday) to Northampton and Rugby, both of which have mainline train stations offering services to London Euston and Birmingham New Street plus high street shopping facilities. With regards to leisure activities, Daventry has an indoor swimming pool and leisure centre though the abundance of nearby countryside renders this area perfect for exploring the numerous reservoirs, country parks and golf clubs.





IMPORTANT NOTICE

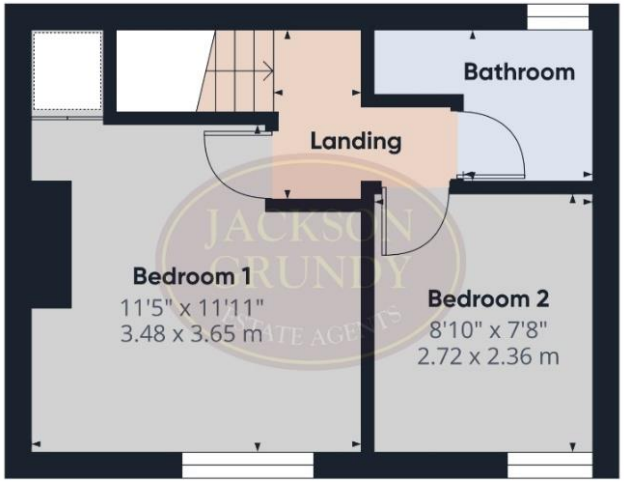
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FLOORPLAN

TOTAL AREA: APPROX. 54.07 SQ. METRES (582 SQ. FEET)



Floor 0



Floor 1

Approximate total area(1)

582 ft²

54 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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