



**EDWARD KNIGHT**  
ESTATE AGENTS

MOLLIES HOUSE, 9 HIGH STREET, YELVERTOFT, NORTHAMPTON, NN6 6LE

£599,950





### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this unique, detached home situated within the picturesque Northamptonshire village of Yelvertoft. The property offers spacious, versatile accommodation that is well presented throughout. The accommodation comprises of; entrance lobby, open plan lounge diner, kitchen breakfast room, utility room, cloakroom, garden room, four bedrooms with en-suites to two bedrooms and a family bathroom. There is also an integral garage, graveled driveway with ample parking and a well-maintained rear garden.

### LOCATION

Yelvertoft is surrounded by beautiful countryside with an abundance of wildlife and nature walks, amenities include a village butchers, Knightley Arms public house, Yelvertoft primary school and three churches including The Parish, Congregational and Catholic church. Yelvertoft also falls into catchment for Guilsborough Senior School and a variety of Rugby's Grammar Schools.

Situated within the county of Northamptonshire, Yelvertoft has excellent commuter links including access to several Railway stations such as Long Buckby and Rugby, both of which offer high speed access to London Euston. There is access to Junction 18 of the M1 motorway within 5 minute's drive from the village and junction 1 of the M6 and J20 of the M1 are both within 15 minute's drive.

### GROUND FLOOR

Enter the property via a glazed front door into the entrance lobby which has tiled flooring, two large windows to either side and a further opaque glazed timber door that leads onto the spacious open plan lounge/diner. The lounge/diner is bright and airy with two large sash windows to the front aspect. The lounge area features a beautiful exposed brick fireplace with inset log burner and wooden mantle.



The kitchen breakfast room is the central hub of the house providing views over the rear garden and access to all further downstairs accommodation and stairs rising to the first floor. A real English country style kitchen featuring a flagstone floor, a full range of solid wood base and eye level units with complimentary Corian work surfaces over and inset Belfast sink with mixer tap. There is a Range Cooker, full height fridge and a dishwasher.

The inner hallway leads off from the kitchen and has doors off to the utility room, cloakroom WC and external door to the side of the property. The utility room is fitted with base and eye level units with inset sink and drainer, space and plumbing for washing machine and dryer and a window overlooking the rear garden.

The opposite side of the kitchen leads onto a lobby area with large storage cupboard and door off to the integral garage and garden room opposite. The garden room is filled with natural light from a large uPVC double glazed window to the side and two double glazed French patio doors with windows to either side that open onto the lovely rear garden.

#### ENTRANCE LOBBY

5' 7" x 6' 5" (1.7m x 1.96m)

#### LOUNGE/DINER

10' 7" x 25' 4" (3.23m x 7.72m)

#### KITCHEN

17' 4" x 13' 3" (5.28m x 4.04m)

#### INNER LOBBY

#### UTILITY ROOM

6' 9" x 6' (2.06m x 1.83m)



#### CLOAKROOM

6' 1" x 3' 2" (1.85m x 0.97m)

#### GARDEN ROOM

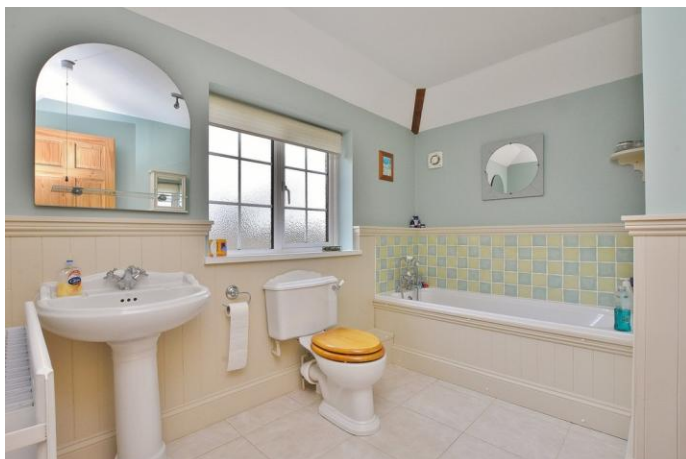
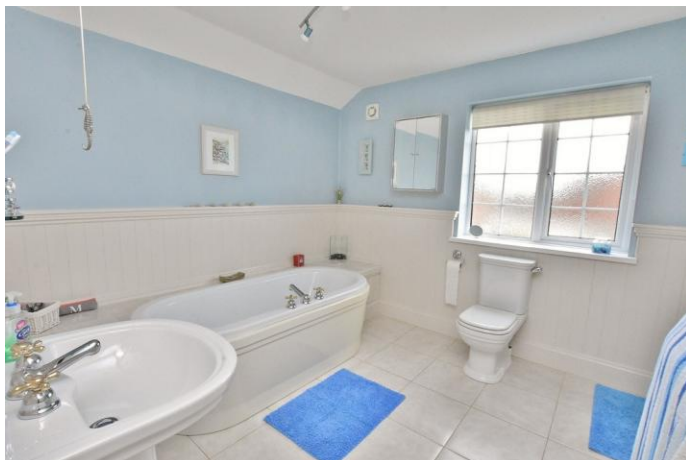
8' 8" x 13' 1" (2.64m x 3.99m)

#### FIRST FLOOR

Stairs rise from the kitchen to the spacious first floor galleried landing with Velux window, there is access to all four double bedrooms a family bathroom and airing cupboard.







The master bedroom is dual aspect with a window to the front aspect and a window to the side aspect. It is fitted with two sets of double wardrobes and has an additional good-sized walk-in wardrobe too. The master en-suite has a window to the rear aspect, decorative wall paneling and a four-piece suite comprising of large bath with separate taps, pedestal wash hand basin with separate taps, low flush WC and shower cubical inset into wall recess.

Bedrooms two and three are both situated at the front of the property with windows to the front elevation. Bedroom three features a cast iron fireplace with wooden mantle and opens through to an en-suite shower room comprising of shower cubical inset into recess, a pedestal wash hand basin and window to the side aspect. The fourth bedroom overlooks the rear garden and has a set of large double opening wardrobes.

The family bathroom has a four-piece suite, decorative wall paneling and a large opaque glazed window to the rear aspect. The suite comprises of a single panel bath, low flush WC, pedestal wash hand basin with mixer taps and a shower cubical.

#### FIRST FLOOR LANDING

##### MASTER BEDROOM

19' 1" x 13' max (5.82m x 3.96m)

##### WALK IN WARDROBE

5' 8" x 3' 5" (1.73m x 1.04m)

##### ENSUITE

9' 4" x 9' 1" plus shower recess (2.84m x 2.77m)

##### BEDROOM TWO

10' 8" x 13' 3" (3.25m x 4.04m)

##### BEDROOM THREE

11' 8" x 11' 7" (3.56m x 3.53m)

##### ENSUITE

4' 7" x 6' into shower recess (1.4m x 1.83m)

##### BEDROOM FOUR

9' 8" x 10' 3" plus built in wardrobes (2.95m x 3.12m)

##### OUTSIDE

To the front of the property there is a good sized gravelled driveway with off road parking for a number of vehicles. It is enclosed by a mixture of brick and stone wall, timber fencing and hedgerows and features a raise area with a impressive, large Wellington Fur tree which is said to reflect beautiful dappled light on the driveway during the summer months. To the side of the property there are double opening metal gates that lead down to the rear garden.

The rear garden has been well maintained and features an initial, large block paved patio area that leads onto a lawned area with a variety of well stocked flower beds and borders. The garden is enclosed by timber paneled fencing and has a large timber-built summerhouse with two large windows, it is positioned on a raised hard standing with space for bench seating outside.

##### GARAGE

19' 3" x 13' 2" (5.87m x 4.01m)

An integral garage with metal up and over door and internal door onto the inner lobby of the house. The garage has potential for use as an addition reception room and has been plastered in preparation.

**Ground Floor**  
Approx. 96.4 sq. metres (1038.0 sq. feet)



**First Floor**  
Approx. 92.7 sq. metres (998.0 sq. feet)



Total area: approx. 189.2 sq. metres (2036.0 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact.

