



**EDWARD KNIGHT**  
ESTATE AGENTS

YELVERTOFT ROAD, CRICK, NORTHAMPTON, NN6 7TR

£1,495 PCM





A beautifully finished four bedroom detached property located in the highly desirable Northamptonshire village of Crick, which is well served by a wide range of local amenities and offers easy access to major road networks. The property offers flexible accommodation over two floors and briefly comprises: entrance hall, lounge, impressive kitchen/dining/family room, utility, w.c, two ground floor bedrooms with Jack 'n Jill bathroom, first floor master bedroom with en-suite, further bedroom & shower room. Further benefits include LPG central heating, uPVC double glazing, alarm, off-road parking and gardens. Available early April. Unfurnished. Energy rating D.

#### **ENTRANCE HALL**

Enter via a wood panel effect composite entrance door with obscure double glazed inserts. uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Recessed ceiling spotlights. Ceiling mounted smoke alarm. Alarm control panel. Cupboard housing electric consumer unit and meter. Further built-in storage cupboard. Tiled floor. Stairs rising to the first floor. Telephone point. Double opening part glazed doors to the Kitchen/Dining room.

#### **LOUNGE**

23' 11" x 11' 10" (7.29m x 3.61m) uPVC double glazed windows to the front and side aspects. Double panel radiator. Wall mounted lights. TV aerial points. Part glazed doors to the dining area.

#### **DINING AREA**

uPVC double glazed patio doors to the rear garden. Double panel radiator with thermostat control. Wall mounted lights. Double glazed electrically operated Velux window. TV aerial point. Tile effect floor. Controls for central heating. Vaulted ceiling. Door into Utility room. Opening through into the Kitchen.



## KITCHEN

18' 3" x 10' 2" (5.56m x 3.1m)

A range of white gloss base and eye level kitchen units surmounted by contrasting roll edge worksurfaces. Central island unit with further storage concealed plug sockets and spotlights over. Inset stainless steel one and half bowl sink and drainer with a mixer tap over. Tiling to splash back areas. Built-in BOSCH single electric oven and BOSCH integrated microwave. Integrated dishwasher. Integrated fridge/freezer. Floor level heater. LED lighting. Built-in understairs storage cupboard. Recessed ceiling spotlights. Ceiling mounted heat sensor. Contemporary vertical wall mounted radiator. uPVC double glazed window to the side aspect. Door to two bedrooms.

## UTILITY ROOM

5' 5" x 4' 8" (1.65m x 1.42m)

Further range of eye and base level units surmounted by contrasting roll edge worksurfaces. Inset stainless steel sink and drainer with a mixer tap over. Tiling to splash backs areas. Space and plumbing for a washing machine and further under counter appliance. Tiled effect floor. Vaulted ceiling. Single panel radiator with thermostat control. Double glazed Velux skylight window.

## GROUND FLOOR WC

White suite comprising of a low level close coupled toilet and pedestal wash hand basin with tiled splash backs. Tiled effect floor. Vaulted ceiling. Single panel radiator with thermostat control. An obscure uPVC double glazed window to the side aspect.

## BEDROOM TWO

14' 0" x 11' 1" (4.27m x 3.38m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. TV aerial point. Wall mounted lights. Door through to a "Jack 'n Jill" bathroom.



## GROUND FLOOR "JACK 'N JILL" BATHROOM

16' 10" x 7' 6" (5.13m x 2.29m)

A four piece white suite comprising of a pedestal wash hand basin with a mixer tap, low level close coupled toilet, corner shower enclosure and panel bath with a mixer tap over. Tiling to splash backs areas. Tiled floor. Recessed ceiling spotlights. Ceiling mounted extractor fan. Double door cupboard housing a Worcester combination boiler with shelving under. Further double door cupboard housing a high pressure hot water cylinder and timer controls for the hot water. Chrome heated towel rail radiator. An obscure uPVC double glazed window to the front and rear aspect.







#### **BEDROOM FOUR**

11' 3" x 9' 11" (3.43m x 3.02m)

uPVC double glazed window to the rear aspect. Double panel radiator with thermostat control. TV aerial point. Wall mounted lights. Door through to a "Jack 'n Jill" bathroom.

#### **STAIRS & LANDING**

Velux double glazed window to the rear aspect. Single panel radiator with thermostat control. Two under eave storage cupboards. Ceiling mounted smoke alarm. Doors to all further first floor accommodation.



#### **BEDROOM ONE**

uPVC double glazed window to the side aspect. Double panel radiator with thermostat control. TV aerial point. Wall mounted lights. Two under eave storage cupboards. Recessed ceiling spotlight. Walk-in wardrobe area. Door into the En-suite.

#### **EN-SUITE SHOWER ROOM**

8' 2" x 7' 11" (2.49m x 2.41 m)

White suite comprising of a low level close coupled toilet, pedestal wash hand basin and a fully tiled shower enclosure. Tiling to splash back areas. Tiled floor. Recessed ceiling spotlights. Ceiling mounted extractor fan. Chrome heated towel rail radiator. Double glazed Velux window to the side aspect.



#### **BEDROOM THREE**

10' 9" x 10' 0" (3.28m x 3.05m)

uPVC double glazed window to the side aspect. Double panel radiator with thermostat control. TV aerial point. Wall mounted lights.

#### **SHOWER ROOM**

White suite comprising of a low level close coupled toilet, pedestal wash hand basin and a fully tiled shower enclosure. Tiling to splash back areas. Tiled floor. Recessed ceiling spotlights. Ceiling mounted extractor

fan. Chrome heated towel rail radiator. Double glazed Velux window to the front aspect.

#### **FRONT GARDEN**

The property is accessed via a shared driveway with private block paved parking area in front of the property providing off-road parking space for several vehicles. Good size lawned fore garden with mature shrubs and trees with pleasant seating area. An gate at the rear of the property giving access to the rear garden.

#### **REAR GARDEN**

Slab patio area behind the kitchen with a further laid to lawn area with some trees and rose bushes. Outside courtesy light. Outside cold water tap. Enclosed by brick walls.

#### **COUNCIL TAX**

Band - D

