



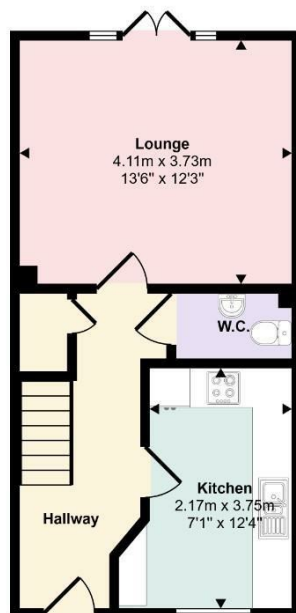
78 MAYFLY ROAD NORTHAMPTON, NN4 9EQ

£335,000
FREEHOLD

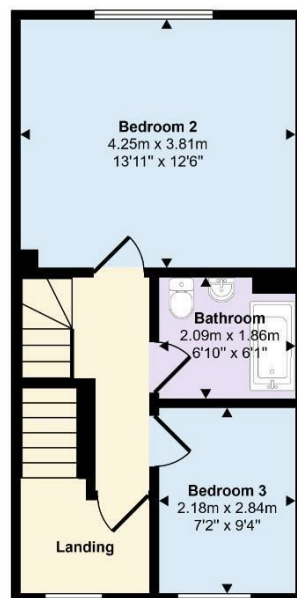
Stonhills are pleased to offer this well presented three bedroom, three storey home situated at the end of a quiet cul-de-sac in Pineham. The accommodation comprises entrance hall, WC, living room and kitchen/breakfast room with breakfast bar. To the first floor are two bedrooms and a family bathroom. The top floor offers a spacious principal bedroom with high ceilings, fitted wardrobes, en-suite and elevated views over open fields. Outside there is a rear garden, single garage and off road parking for up to four vehicles. Good access to local amenities, primary school, A45 and M1 Junction 15A.

 **stonhills**
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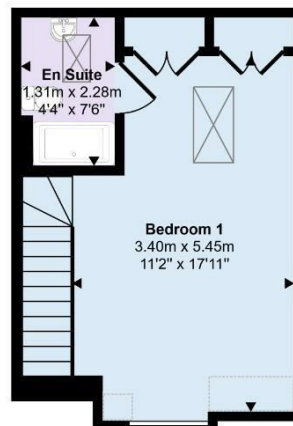
Approx Gross Internal Area
98 sq m / 1060 sq ft



Ground Floor
Approx 36 sq m / 391 sq ft



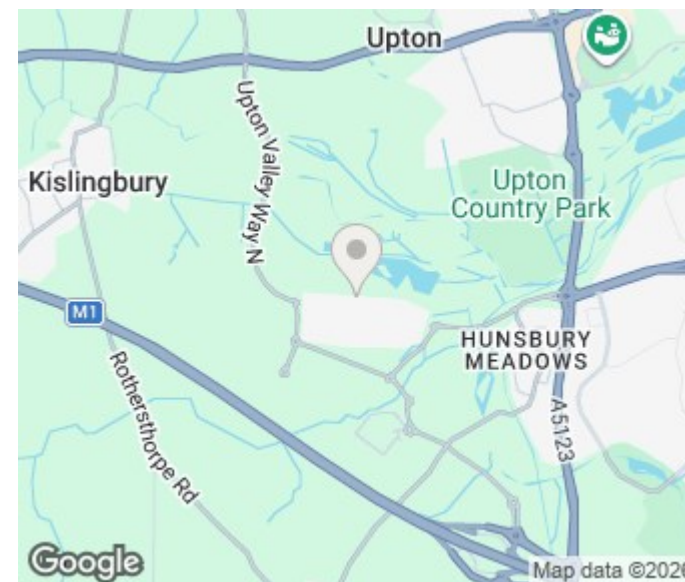
First Floor
Approx 37 sq m / 402 sq ft



Second Floor
Approx 25 sq m / 267 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

85

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Northampton Office Sales
39 St Giles Street
Northampton
Northamptonshire
NN1 1JF

01604 624424
lewis@stonhills.co.uk
<https://www.stonhills.co.uk/>

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