



Meadow View, Potterspury, NN12 7PH



**2 Meadow View  
Potterspury  
Northamptonshire  
NN12 7PH**

**£315,000**

**A well presented 3 bedrooms semi detached house with garage and gardens in a village cul-de-sac.**

The property has accommodation set on two floors comprising an entrance area, living room, kitchen/dining room, 3 bedrooms and bathroom. The property has had many improvements carried out by the current owners. Outside it has front and rear gardens, a driveway, garage and gardens.

It is located in a small cul-de-sac with a local school, shop, pub and church all just a short walking distance away.

- Semi Detached
- 3 Bedrooms
- Separate Living Room
- Kitchen/ Dining Room
- Large Bathroom with Bath & Shower
- Garage & Driveway
- Village Cul De Sac





### Ground Floor

A front door opens to an entrance area which is open to the kitchen and has stairs to the first floor.

The living room has a windows to the front and side and a feature fireplace.

The kitchen/dining room has a dining area with space for a table and glazed French doors opening to the rear garden, and the kitchen area has a range of wood fronted units to floor and wall levels with 1 1/2 bowls, sink unit, and integrated appliances to include an electric hob, extractor hood, oven, fridge, freezer and space for washing machine. Larder cupboard and small under stairs cupboard.

### First Floor

The landing has access to the loft and doors to all rooms.

Bedroom 1 is a double bedroom located to the rear with a fitted wardrobe and airing cupboard housing the hot water cylinder.

Bedroom 2 is a double bedroom with a window to the front.

Bedroom 3 is a single bedroom located to the front

A spacious bathroom has a four piece suite comprising WC, wall mounted wash basin, bath and separate shower cubicle. Window to the rear.

### Outside

The front garden is laid with lawn and a driveway to the side provides off-road parking with gated access to the rear garden and the garage

An enclosed rear garden has a paved patio, lawns and some beds and boards, 2 garden sheds.

### Garage

Single garage of prefabricated concrete construction, up and over door and side access door.

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: C

### Location - Potterspury

Potterspury is a small village located close to the south Northants/north Bucks border and has facilities including local village store, two pubs which serve

food, church and village hall. The village is located two miles to the north of Stony Stratford, just off the A5 Watling Street with excellent links to Stony Stratford with a wide range of specialist shops, pubs and restaurants. Slightly further afield is Central Milton Keynes with extensive facilities including the main line railway station to London Euston with the quickest trains taking only 30 minutes.

### Note for Purchasers

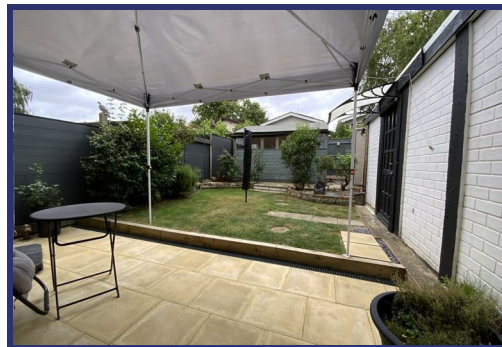
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

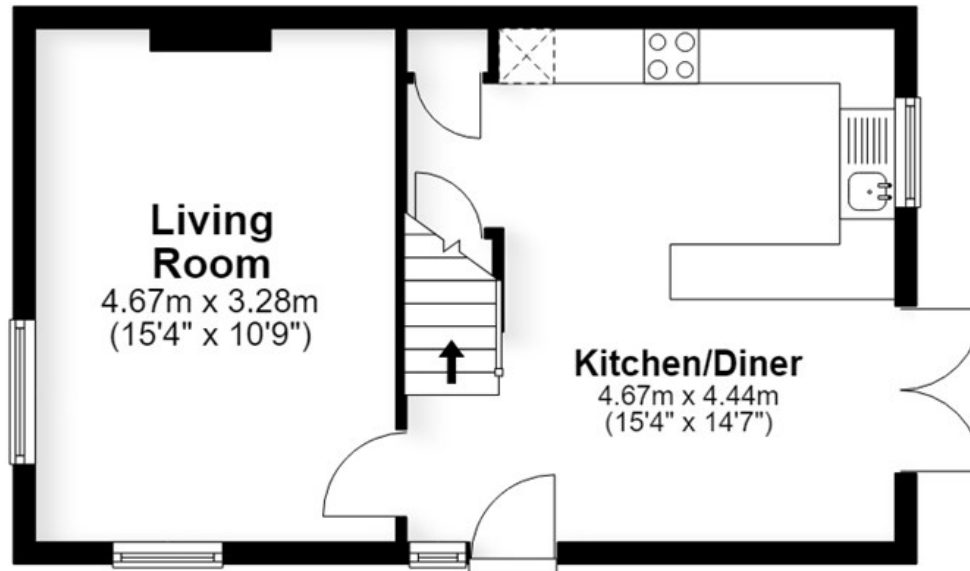
### Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



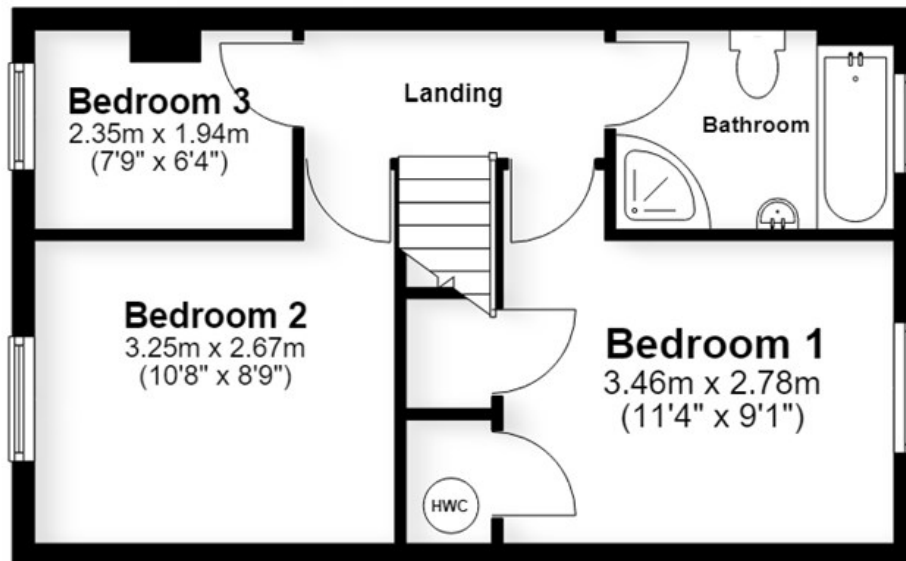
## Ground Floor

Approx. 36.6 sq. metres (393.4 sq. feet)

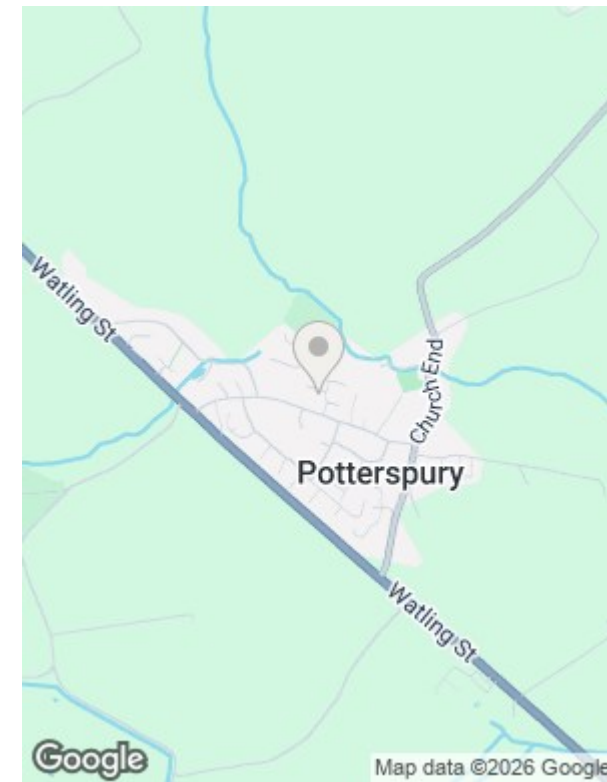


## First Floor

Approx. 51.6 sq. metres (556.0 sq. feet)



Total area: approx. 88.2 sq. metres (949.4 sq. feet)



## Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 561010

stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 87        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 64                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

