



**Mayfly Road**  
Pineham Village, Northampton

**oriordanbond**  
SALES & LETTINGS



# Mayfly Road

Pineham Village  
NN4 9EQ

Price  
£469,950

A well presented four bedroom detached family home offering accommodation over two floors of circa 1,460 square feet and no onward chain. The property is situated in the popular area of Pineham village and occupies a generous corner plot.

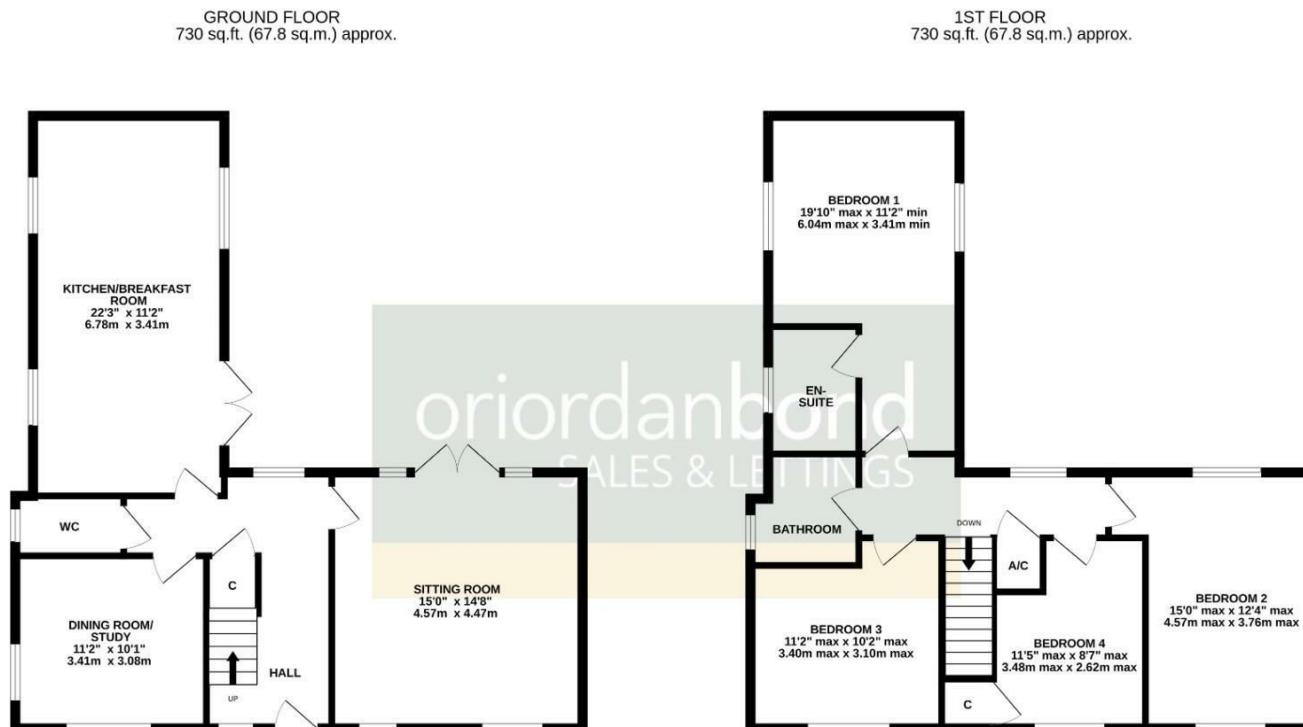
Accommodation comprises entrance hall with stairs to the first floor, cloakroom/WC, a 15' sitting room with patio doors to the rear garden, a separate dining room/study and an impressive 22' kitchen/breakfast room with dual aspect windows. To the first floor is access to the loft space, four double bedrooms and a family bathroom with the master bedroom measuring close to 20' and providing a dressing area and en-suite. Outside, the property occupies a corner plot with gardens to the front and side, a driveway for several cars and a single garage. To the rear is a generous easterly facing garden with recently laid patio area leading to a lawn and enclosed by timber fencing. Further benefits include uPVC double glazing and gas radiator heating. (A/1460/L)

AGENTS NOTE: There is a service charge for the maintenance of the estate - please speak to the agent for details.

- Well presented four bedroom detached home
- Dressing area and en-suite to master bedroom
- Two reception rooms
- Easterly facing rear garden
- Driveway and garage
- No onward chain







TOTAL FLOOR AREA: 1460 sq.ft. (135.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Additional information

- Council Tax Band: F
- Energy Efficiency Rating: B

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Hunsbury Sales  
01604 706007

[hunsbury@oriordanbond.co.uk](mailto:hunsbury@oriordanbond.co.uk)