



# The Leys

Denton, Northamptonshire

oriordanbond  
SALES & LETTINGS





## The Leys

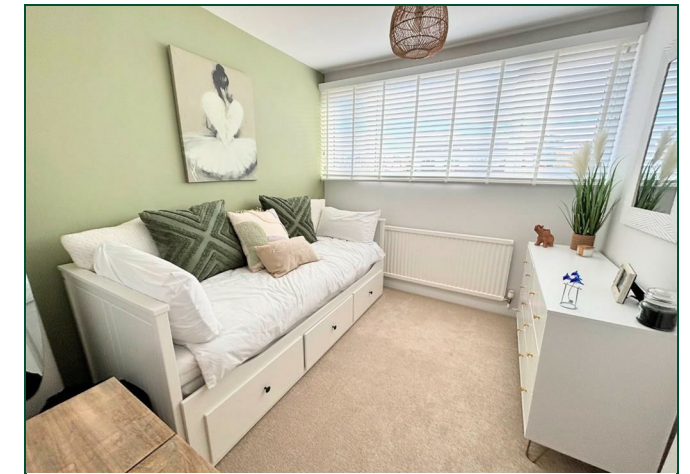
Denton  
NN7 1DH

Offers Over  
£300,000

A well presented two/three bedroom semi-detached family home, set within the sought after village of Denton, offered for sale with no onward chain. The property is located between the neighbouring villages of Yardley Hastings and Brafield-on-the-Green and provides access to all village amenities as well as good road links to the M1 and A45.

The immaculate accommodation comprises entrance hall, sitting room, re-fitted kitchen, dining room and re-fitted bathroom on the ground floor. On the first floor are two bedrooms with a large dressing room to the master (can be converted into another bedroom.) Outside is a well maintained enclosed rear garden and off road parking for two cars to the front leading to an integral garage. Further benefits include uPVC double glazing and gas radiator heating. (A/1085/M)

- Two/three bedroom semi-detached home
- Large dressing room to master bedroom
- Re-fitted kitchen and bathroom
- Enclosed rear garden and integral garage
- Off road park
- No onward chain









GROUND FLOOR  
615 sq.ft. (57.1 sq.m.) approx.

1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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 illustrative purposes 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: B
- Energy Efficiency Rating: C

#### 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.

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