



## Mayfield House West Haddon Road

Guiltsborough, Northampton, NN6 8QL

£1,800 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH WITH YOU SOON.

Available to move into 22nd October 2025!!

Situated in the village of Guiltsborough is this well-presented detached house set back from the main road and accessed via a private lane. 1475 sqft of accommodation. Pets considered.

This impressive property benefits from countryside views to the rear, upvc double glazing, security alarm system, air source heat pump, underfloor heating downstairs, radiator heating upstairs with neutral décor throughout, finished to a high specification.





Unfurnished accommodation: Entrance hall, lounge, kitchen/diner, utility room, family room, cloakroom, master bedroom with en-suite, two further double bedrooms, family bathroom, gardens to side and rear, garage and driveway. No pets permitted. EPC Rating C. Daventry District Council Tax Band D.

The house is accessed via a gravelled lane which leads to the driveway and the single garage, located to the side. To the front of the house is a cultivated area with shrubs and flowerbeds. The front door opens into the entrance hall which has ceiling spotlights and wooden flooring, which matches the interior doors throughout. The cloakroom has grey ceramic floor tiles, a frosted window to the front and a white toilet and sink with a vanity cupboard underneath.

The carpeted family room has a window to the front and spotlighting. The pièce de resistance is the kitchen/diner which has stone effect flooring, windows to two aspects, flooding this room with plenty of natural light. There are a range of eye and base level cabinets providing an abundance of storage. Appliances include a halogen hob, a double electric oven, built-in microwave, fridge freezer and dishwasher are provided. The central island provides further useful storage and surface space. French doors lead out to the garden, there is a door to the utility room and a door to the lounge.

The utility room has a stainless-steel sink, additional storage and space for a washing machine and dryer, with a ceiling-mounted drying rack. The lounge has wooden flooring and French doors leading to the second garden, with floor-to-ceiling windows either side.

Upstairs you will find the three bedrooms and two bathrooms. Two bedrooms are located to the front. They have carpet, ceiling spotlights, eaves recesses and a window overlooking the front. One bedroom also has built-in storage cupboards. The impressive master bedroom is located to the rear, with two fitted wardrobes, sloped ceilings, spotlighting and window shutters, creating a relaxing atmosphere. A door leads to the en-suite which has tiled flooring and walls, a frosted window and a white suite consisting of toilet, vanity wash basin and a double size shower cubicle.

The family bathroom has a white suite consisting of a P-shaped bath with glazed shower screen and shower mixer over, toilet and vanity wash basin. The walls are mostly tiled, there is a Velux window and a heated towel rail.

There are two separate gardens, one to the side and one to the rear, with a pedestrian access gate. Mature hedges and wooden fencing provide privacy and security. There are patio areas as well as lawns and flowerbed/shrubbery borders, providing ideal space for entertainment and relaxation. Beyond the house are countryside views of the open fields.

- Snug 9'11 x 9'11 (3.02m x 3.02m)
- Kitchen/Dining Room 13'06 x 18' (4.11m x 5.49m)
- Utility Room 9'11 x 5'05 (3.02m x 1.65m)
- Lounge 15'08 x 13'05 (4.78m x 4.09m)
- Master Bedroom 10'02 x 13'06 (3.10m x 4.11m)
- Bedroom Two 12'04 x 10' (3.76m x 3.05m)
- Bedroom Three 17'05 x 9'11 (5.31m x 3.02m)
- Family Bathroom 6'04 x 5'06 (1.93m x 1.68m)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Rating

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	80	89
		EU Directive 2002/91/EC