



## 6 Mardell Way

Overstone, Northampton, NN6 0RU

£1,850 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.

Available to move into 3rd August 2026!!!

A spacious four bedroom detached family home situated in the sought after new development of Overstone Leys. This property offers a spacious and stylish living space that will cater to all your family's needs.



Unfurnished accommodation: entrance hall, cloakroom, living room, kitchen, utility, study, four double bedrooms, en-suite, family bathroom, rear garden, garage, driveway. Energy Rating B. Council Tax Band E.

Access to this large family home is via a part glazed UPVC front door, where you are greeted by an inviting entrance hall with a white quartz tiled floor, with a floor-to-ceiling storage cupboard. There is a cloakroom comprising w/c and hand wash basin with continued tiled flooring from the hallway.

The large light and airy living room boasts two casement windows to the front elevation enjoying pleasant views of the nearby green area. There are various TV and telephone points, the tiled flooring continues from the entrance hall. The open plan kitchen/dining room has tiled flooring. The kitchen area has upgraded quartz worktops and a range of eye and base level cabinets. A four ring gas hob, electric oven and extractor hood are provided, along with integrated fridge freezer and dishwasher. The utility area has a washing machine and more cabinets, plus a frosted glass UPVC door that opens onto the driveway, to the side of the house. The dining area is separated by a breakfast bar. French doors open into the garden and allow in plenty of natural light into this room.

The study room offers a great work-from-home space with an attractive view of The Green to the front.

Upstairs, the landing has wood-effect flooring and a linen cupboard. There are four well-appointed bedrooms which are all carpeted. The master bedroom has two windows which overlook The Green and another window to the side, flooding the room with plenty of light. The spacious en-suite has a tiled shower cubicle, a WC, and hand wash basin.

Bedroom two is a welcoming space with a single casement window and an integrated wardrobe. Bedrooms three and four offer ample space for relaxation and comfortable living, with fitted carpets and large windows providing plenty of natural light. The family bathroom is equipped with a bath and shower, tiled walls, WC, and hand wash basin, ensuring your comfort and convenience.

Externally, there is a small shrubbery either side of the path and steps that lead you to the front door. The rear garden is primarily laid to lawn, with a paved patio area and a gate to the driveway, to the side of the house. There is a handy storage shed. Off-road parking is available for two vehicles on the tandem driveway, which leads to the single garage which has storage space in the eaves.

The location of this property is ideal for families, with nearby amenities such as the Parish Church of St Nicholas, a general store, playing field, plus several primary and secondary schools. The Overstone Park Golf Course and Leisure Club, as well as the Aviator Hotel in Sywell, offer additional recreational opportunities. Transportation is convenient, with easy access to the A45 and A43, providing connections to Northampton town centre and surrounding areas.

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ENTRANCE HALL 11'03 x 7'03 (3.43m x 2.21m )

CLOAKROOM 5'04 x 2'08 (1.63m x 0.81m )

LIVING ROOM 16'06 x 10'11 (5.03m x 3.33m )

KITCHEN 26'05 x 10'01 (8.05m x 3.07m )

UTILITY AREA 6'00 x 5'09 (1.83m x 1.75m)

STUDY 7'01 x 7'04 (2.16m x 2.24m)

FIRST FLOOR LANDING 9'08 x 7'09 max (2.95m x 2.36m max)

BEDROOM ONE 12'08 x 11'06 (3.86m x 3.51m )

EN-SUITE 7'04 x 4'09 ( 2.24m x 1.45m )

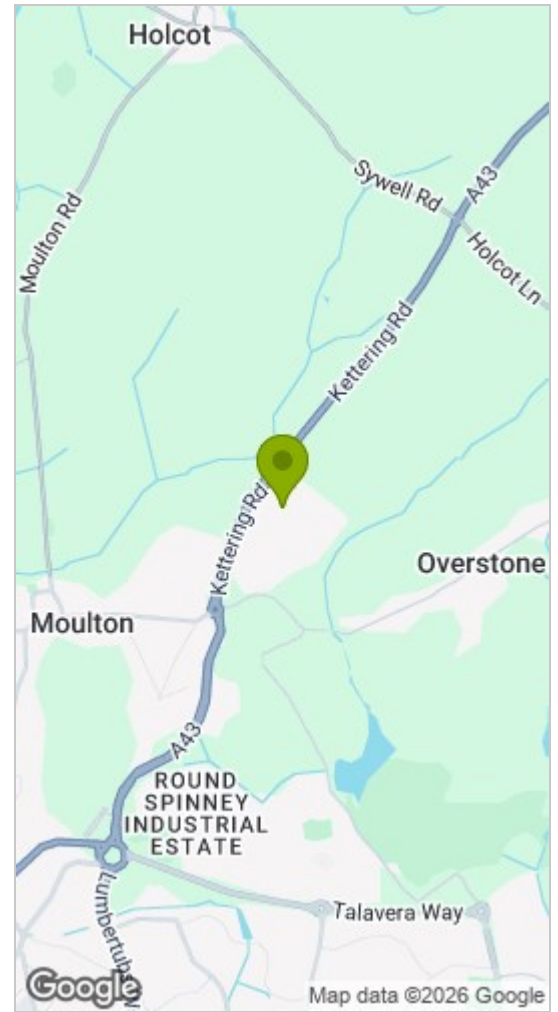
BEDROOM TWO 14'01 x 11'03 max (4.29m x 3.43m max )

BEDROOM THREE 10'11 x 9'02 (3.33m x 2.79m )


BEDROOM FOUR 10'03 x 9'07 (3.12m x 2.92m )

FAMILY BATHROOM 7'00 x 5'06 ( 2.13m x 1.68m )

## Area Map



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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