



North Way, Potterspur, NN12 7PW



12 North Way  
Potterspur  
Northamptonshire  
NN12 7PW

£315,000

**An extended 3 bedroom chalet style semi detached bungalow in a popular village location.**

The property has accommodation set on two floors comprising an entrance hall, living room, kitchen/breakfast room, 2 ground floor bedrooms and a ground floor shower room. The first floor has a landing, double bedroom and large bathroom. Outside the property has gardens to the front & rear and a garage to the rear. The property offers flexible and versatile accommodation with bedrooms and bathrooms on both floors.

North Way is a popular location close to the village shop, and the property fronts a green with a garage located to the rear. Just a short walk to a local grocery store, pub, school and church.

Offered for sale chain free.

- Extended Semi Detached Chalet Bungalow
- Versatile Accommodation
- 2 Ground Floor Bedrooms + Shower Room
- 1 Large First Floor Bedroom + Bathroom
- Lounge/ Dining Room
- Kitchen/ Breakfast Room
- Front & Rear Gardens
- Garage to Rear
- Walk to Shop, Pub, School & Church
- CHAIN FREE SALE





### Ground Floor

An entrance hall has stairs to the first floor and doors to all rooms.

The living room is located to the front.

A kitchen/breakfast room has been extended to the rear to provide kitchen with a range of units to floor and wall levels with an integrated oven and hob and space for other white goods which will remain. Window to the side. The breakfast area has space for small table and French doors opening to the garden.

Bedroom 1 Double bedroom located to the rear.

Bedroom 2 is a good size bedroom located to the front.

The shower room has a suite comprising WC, wash basin and shower cubicle and a window to the side.

### First Floor

The first floor landing has two spacious eaves cupboards and doors to the bedroom and bathroom.

Bedroom 3 is a double bedroom with a dormer window to the front.

A large bathroom has a suite comprising a WC, wash basin and bath. Window to the side. A large room which offers a scope to remodel and add a shower cubicle should you wish.

### Outside

A front garden is laid with lawn and has a pathway which leads to side of the house and the rear garden.

The rear garden is laid with paving for with low maintenance in mind and enclosed by fencing with rear gated access to the parking area and the garage.

### Garage

Brick built single garage with an up and over door, and rear pedestrian door.

### Heating

The property has gas to radiator central heating.

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: B

### 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.

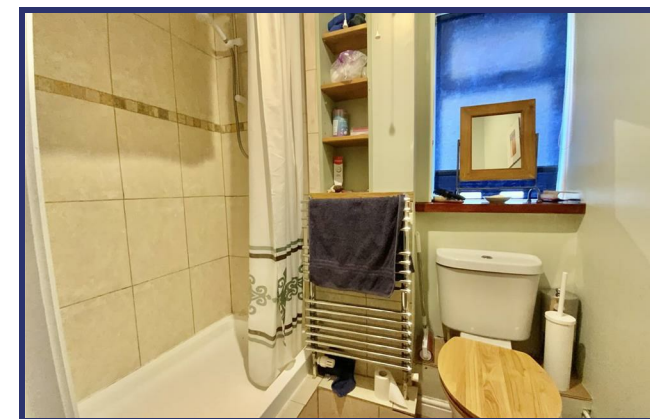
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

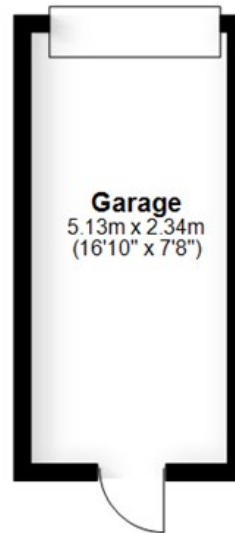
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.





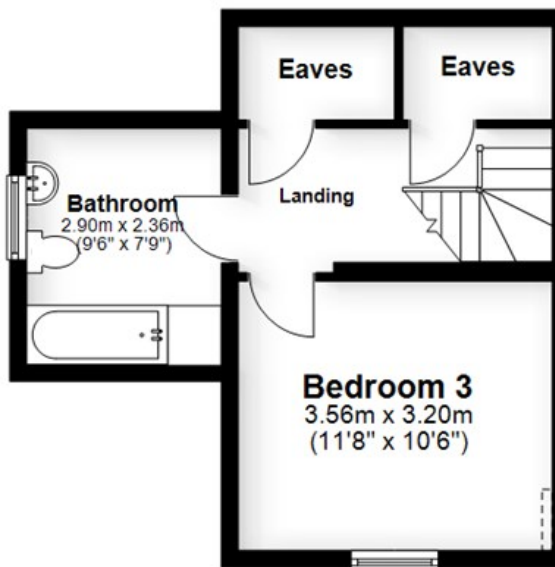
### Garage

Approx. 12.0 sq. metres (129.0 sq. feet)



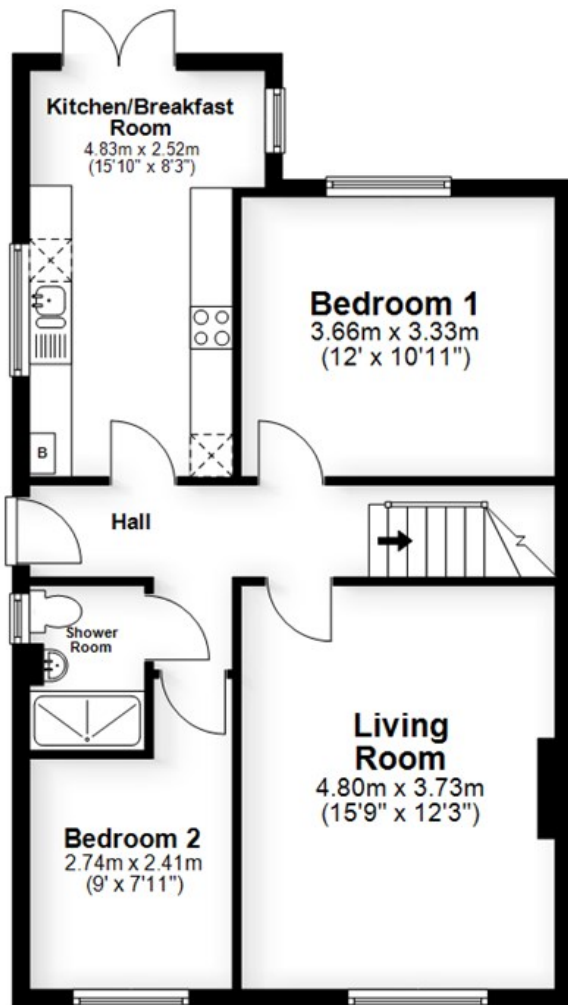
### First Floor

Approx. 29.5 sq. metres (317.8 sq. feet)



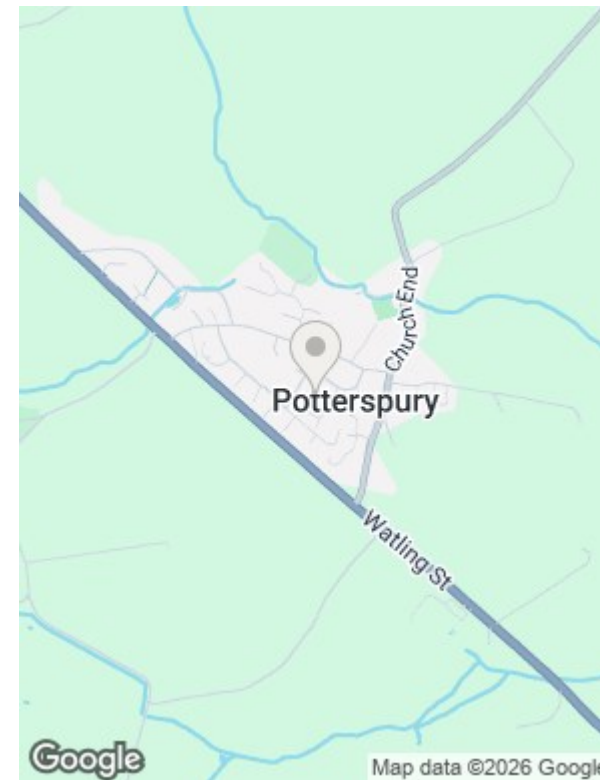
### Ground Floor

Approx. 61.4 sq. metres (660.7 sq. feet)



Total area: approx. 102.9 sq. metres (1107.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



### 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

