



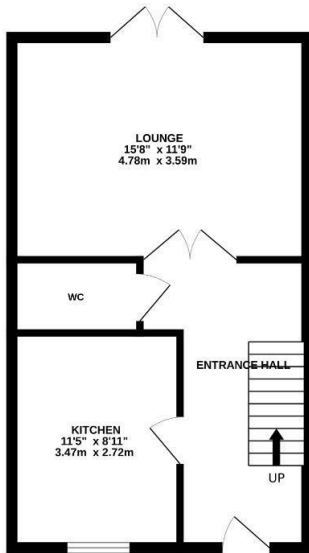
62 MAYFLY ROAD NORTHAMPTON, NN4 9EQ

£335,000
FREEHOLD

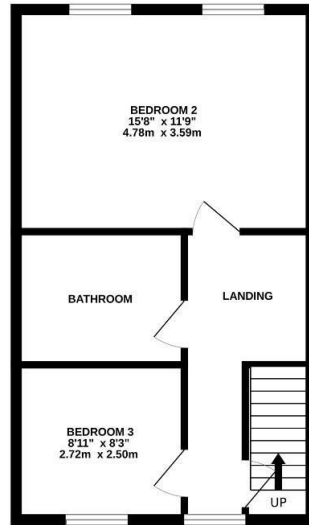
Stonhills are pleased to offer this beautifully presented stone built three bedroom semi detached family home situated on the popular Pineham development. The accommodation is arranged over three floors and comprises entrance hall, WC, kitchen/breakfast room, lounge, two first floor bedrooms and family bathroom, with bedroom one occupying the entire top floor benefitting from fitted wardrobes and an ensuite. Outside there is a rear garden together with a single garage and off road parking. Close to local amenities, primary school and offering excellent access to the A45, M1 motorway and Northampton train station. Viewing is highly recommended.

 **stonhills**
LAND & ESTATE AGENTS

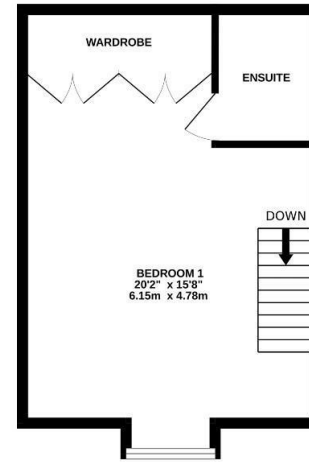
GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.

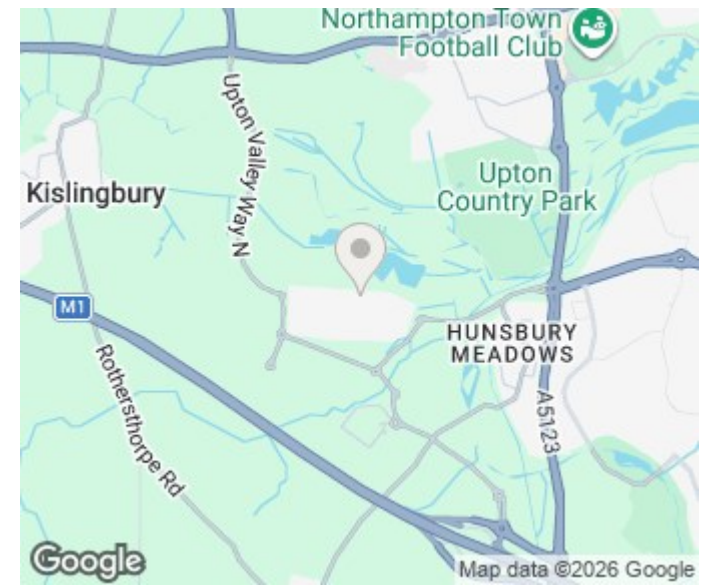


2ND FLOOR
351 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 1199 sq.ft. (111.4 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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| 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 | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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