



127 MAYS WAY

Potterspur, Towcester, NN12



DAVID COSBY  
ESTATE AGENTS



# 127 Mays Way

Potterspur, Towcester, NN12

## Features

- Ideal first-time purchase or investment property
- Potential for loft conversion
- Village location
- Good commuting location
- Off-road parking
- Front Garden
- Enclosed rear garden
- Garage
- Large open plan living space
- Two bedrooms
- Family bathroom

## Description

A two-bedroom semi-detached bungalow built in the early 1970s and located in the delightful village of Potterspur. The property is of facing brick construction beneath a tiled roof and has an open aspect lawned front garden with concrete slab driveway and gated access to an enclosed rear garden. There is an impressive open plan living area with kitchen and diner and newly installed bi-fold doors opening onto a large patio area. The property also benefits from a large garage providing ample storage.



The delightful village of Potterspur in West Northamptonshire lies to the north of Watling Street close to the market town of Towcester.

# The Property

## Entrance Hall

A part-glazed door to the side elevation opens into the entrance hall. The entrance hall is fitted with timber laminate floor boards and has 4-panel doors which lead to the two bedrooms, family bathroom and principal living areas.

## Open Plan Kitchen/Sitting/Dining Area

An impressive space with an abundance of natural lighting from the double glazed bi-fold doors to the rear elevation and a further natural light from a top-hung casement window adjacent to the dining room area. Floors are finished with oak effect laminate boards which extend through from the hallway and there is a large sitting room area to the rear right-hand side corner. Pendant lights have been installed above both the sitting room area and the dining areas.

To the left-hand side of this large space is a contemporary kitchen with a good range of base and wall units with white acrylic work surfaces, built-in electrical oven, and a stainless-steel inset sink. There is a matching large central island with perimeter storage and built-in 4-burner electric induction hob with integral downdraught extractor. Artificial lighting to the kitchen area is provided by evenly spaced recessed spotlights and marble effect metro wall tiles have been fitted.

## Bedroom 1

Bedroom 1 is located to the front left-hand side of the property and has a large 4-unit double glazed window overlooking the front garden. Floors are finished with loop pile carpet and decorations are neutral.

## Bedroom 2

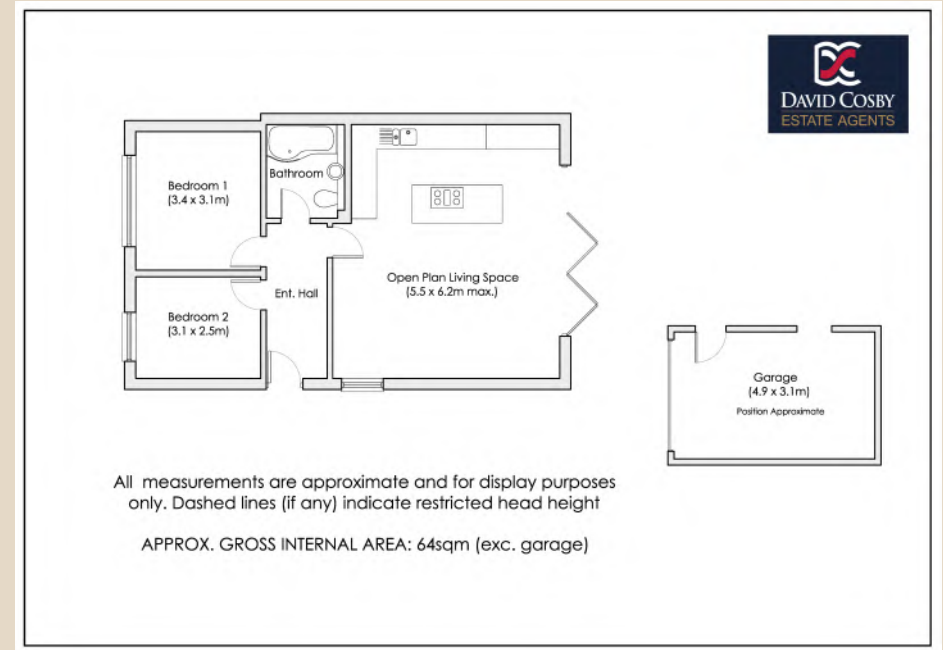
Located to the front right-hand side of the property, bedroom 2 has a 3-unit window overlooking the front garden and loop pile carpet to the floors. Decorations are neutral.

## Family Bathroom

The family bathroom is fitted with a 3-piece suite comprising 'P' shaped bath with chrome mixer tap and rainfall shower rose with separate shower hose. There is a WC with concealed cistern and surface mounted circular wash hand basin with chrome pillar tap, both set within a raised plinth with oak capping. Walls are partly finished with full height ceramic tiles. Mechanical extract ventilation has been installed and artificial lighting is by way of evenly spaced recessed spotlights. Heating is provided by a chrome ladder towel rail.







### Location

The delightful village of Potterspurty in West Northamptonshire lies to the north of Watling Street close to the market town of Towcester. The village has a small grocery/stationery shop, two village pubs (The Talbot and the The Cock), a post office, village hall, and a sports and social club which hosts the local Potterspurty Football Club. The village also boasts an impressive hotel, spa and restaurant at Potterspurty House which has many five-star reviews. There are a number of Ofsted rated 'Outstanding' schools close by, and a wider range of facilities can be found in Milton Keynes which is just 7 miles drive and from where direct and frequent trains run to London Euston from Milton Keynes Central Railway Station.

**Local Authority:** West Northamptonshire Council (South Northamptonshire Area)

**Services:** Water, Drainage, Electricity, and Gas

**Council Tax:** Band C    **EPC:** Rating C

### Important Notice

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