

10, Lime Road Yardley Gobion, Northamptonshire, NN12 7UJ

HOWKINS & HARRISON

10 Lime Road,
Yardley Gobion,
Northamptonshire,
NN12 7UJ

Guide Price: £475,000

Situated within the sought after and well serviced village of Yardley Gobion, this detached and extended family home is beautifully presented throughout. The accommodation extends to approximately 1,238 sq ft, to include a spacious kitchen/dining/living room, large sitting room, cloakroom, four bedrooms and a family bathroom. The property further benefits from generous front and rear gardens, a garage and gated driveway parking.

Features

- Village location
- Detached & extended family home
- Beautifully presented
- Four bedrooms
- Family bathroom
- Kitchen/dining/living room
- Sitting room
- Front & rear gardens
- Driveway & single garage
- EPC rating: D







Yardley Gobion is a sought-after South Northamptonshire village, bypassed by the A508, approximately 3 miles north east of Stony Stratford which has varied shops, coffee shops and restaurants. The village itself has a primary school, shop, pub, restaurant, sports ground and social club. The Grand Union Canal runs nearby east of the village.

There is good access to the main arterial roads including the M1 motorway and A5, with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit!



Ground Floor

The entrance hall has stairs rising to the first floor and a cloakroom off, with a doorway to the sitting room, complete with a gas fireplace. The kitchen/dining/living room overlooks the garden, with a range of fitted units and patio doors leading to the patio seating area.

First Floor

The dual aspect master bedroom benefits from a range of fitted wardrobes. There are three further bedrooms, once currently used as a study, and a family bathroom.


Love
HOME
HOME






BOSCH
SAMSUNG



Outside

The front garden is mostly laid to lawn with mature trees and shrubs, a footpath leads to the front door, and there is a courtesy gate to the rear garden.

To the rear, the enclosed garden enjoys a westerly aspect, mostly laid to lawn with well stocked borders and a patio seating area. At the bottom of the garden is a single garage and driveway parking.

Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.















Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warrantied in any way.

Services

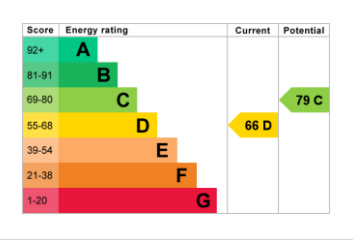
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: Freehold

Local Authority

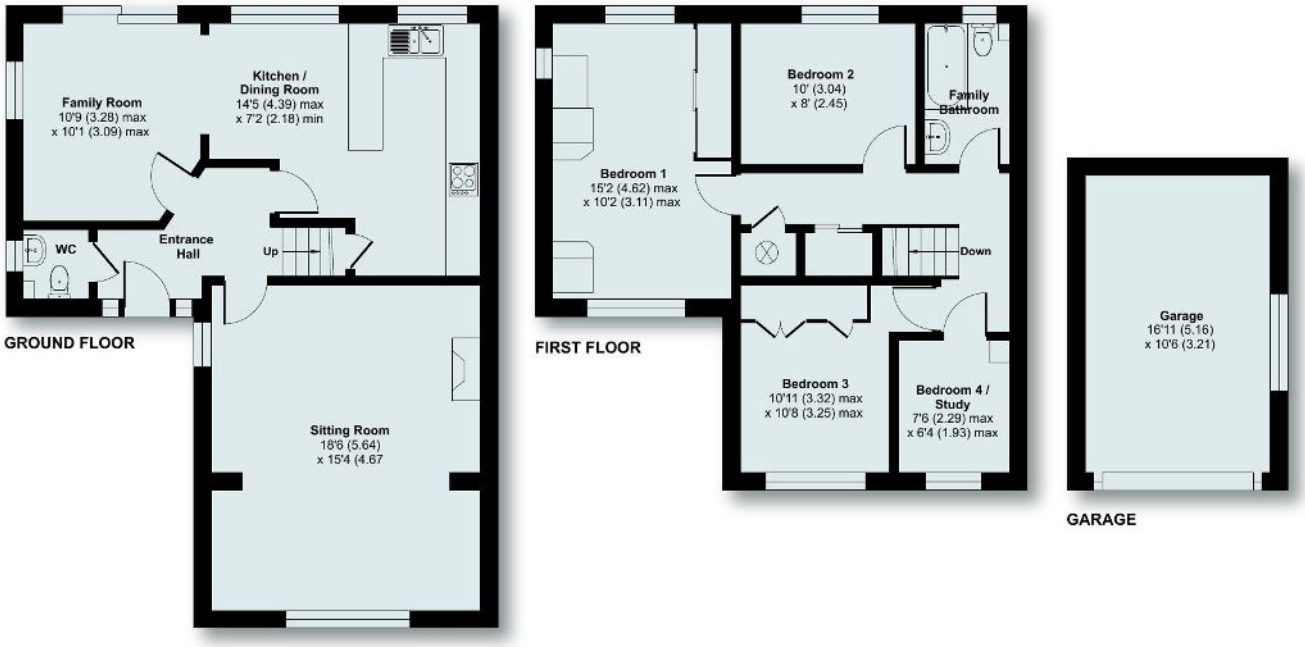
West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - D



Lime Road, Yardley Gobion, Towcester, NN12

Approximate Area = 1238 sq ft / 115 sq m
Garage = 178 sq ft / 16.5 sq m
Total = 1416 sq ft / 131.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Howkins & Harrison. REF: 1471840

HOWKINS & HARRISON

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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