

**101 Friars Avenue  
Delapre  
NORTHAMPTON  
NN4 8PX**

**£280,000**



- **LARGE WESTERLY FACING GARDEN**
- **LOUNGE DINER**
- **DOWNSTAIRS CLOAKROOM**
- **RADIATOR HEATING**

- **THREE LARGE BEDROOMS**
- **REFITTED KITCHEN**
- **OFF ROAD PARKING**
- **ENERGY PERFORMANCE RATING: D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

An extremely well presented, modernised and refurbished, semi-detached home with a very large rear garden and off road parking for several vehicles. This ideal family home is located in Delapre to the south of Northampton. The accommodation comprises: an entrance hall, open plan lounge/diner, a stylishly refitted kitchen, a cloakroom W.C. and a series of outbuildings on the ground floor. To the first floor there are three generously sized bedrooms, and a refitted family bathroom. The loft has been mostly boarded and externally there is a off road parking to the front and a generous south westerly facing garden to the rear. Benefits include uPVC double glazing and an updated gas fired radiator heating system. Delapre is ideally placed with easy access to Northampton Town Centre and Railway Station, the A45 and the M1 Motorway, Delapre Abbey and Mereway shopping and superstore.

## **Ground Floor**

### **Entrance Hall**

Entered via a panelled entrance door, radiator, under stairs storage cupboard, further storage cupboard by stairs, panelled doors to the accommodation.

### **Lounge/Diner**

18'0 x 13'9 max narrowing to 9'9 (5.49m x 4.19m max narrowing to 2.97m)

Double glazed window to the front and French doors to the rear elevation, two radiators, space for a dining table and chairs, television point.

### **Kitchen**

10'8 x 10'4 (3.25m x 3.15m)

Refitted in a stylish and modern range of wall and base level units with complimentary work surfaces over, inset ceramic bowl sink drainer unit, integrated electric oven and hob with an extractor hood over, space for a dishwasher, room for an upright fridge/freezer, breakfast bar, double glazed windows to the rear and side elevations, door to the side passage leading to outbuildings.

### **Cloakroom W.C.**

Refitted with a suite comprising a low level W.C. and a wash basin, wall mounted combination boiler unit, double glazed window to the side elevation.

## **First Floor**

### **Landing**

Panelled doors to the first floor rooms, double glazed window to the front elevation, panelled doors to the first floor rooms, loft access hatch.

### **Bedroom One**

13'10 x 10'4 (4.22m x 3.15m)

Double glazed window to the rear elevation, radiator.

### **Bedroom Two**

10'8 x 10'4 (3.25m x 3.15m)

Double glazed window to the rear elevation, radiator.

### **Bedroom Three**

9'10 x 7'3 (3.00m x 2.21m)

Double glazed window to the front elevation, radiator, built-in storage cupboard.

**Bathroom**

Refitted with a suite comprising; a panelled bath with a shower and screen over, pedestal sink and a low level W.C. Double glazed window to the side elevation, chromed heated towel rail.

**Outside****Front Garden/Parking**

The front of the property has been partially paved and now provides off road parking for two to three cars.

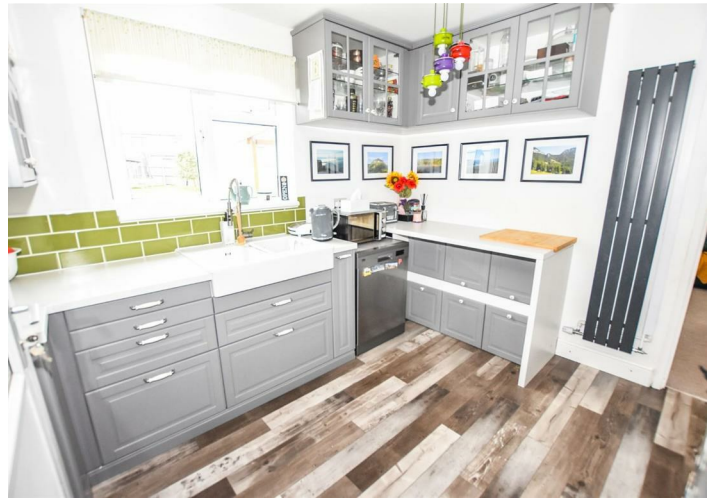
**Rear Garden**

A large south westerly facing rear garden that has been recently landscaped to provide a substantial lawn area, a paved patio/sun terrace and a decked alfresco dining area with a loggia over, hard standing for a large garden shed, gated access to the rear.

**Agents Note**

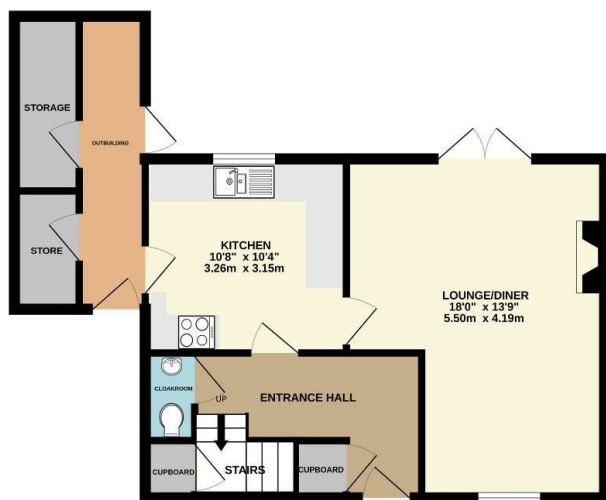
Local Authority: West Northamptonshire Council

Council Tax Band: B

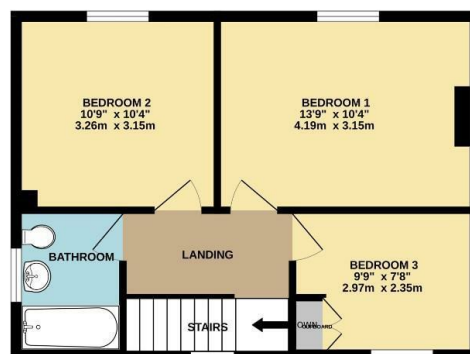




GROUND FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



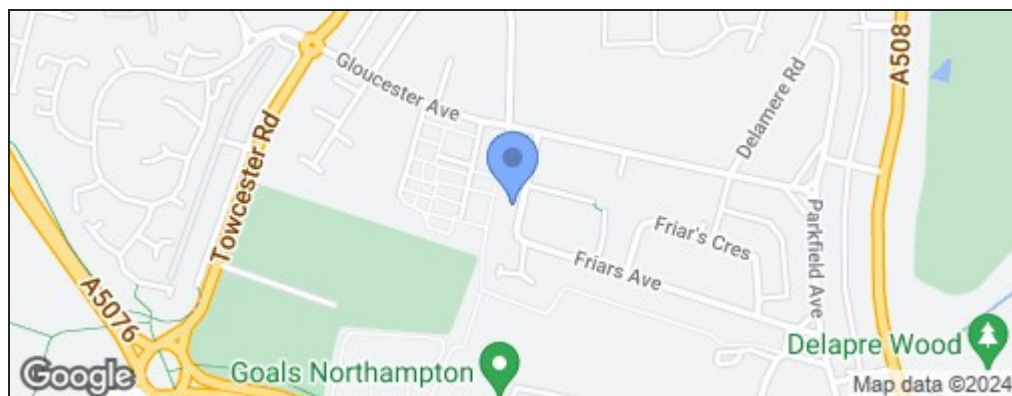
1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.3 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) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</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		



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.