

**3 Kites Close
East Hunsbury
NORTHAMPTON
NN4 0QR**

£595,000



- **FOUR BEDROOM**
- **DETACHED BUNGALOW**
- **CORNER PLOT**
- **GAS RADIATOR CENTRAL HEATING**
- **ENERGY EFFICIENCY RATING: D**

- **MASTER WITH EN SUITE**
- **LARGE DOUBLE GARAGE**
- **OFF ROAD PARKING**
- **DOUBLE GLAZING**
- **NO CHAIN**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A four bedroom detached bungalow, offered with no chain, located in the popular area of East Hunsbury with access to local amenities and Northampton link road. The accommodation comprises in brief; entrance hall, separate reception rooms, four bedrooms, master with en suite, kitchen/breakfast room and bathroom. Additional benefits include large double garage, corner plot, off road parking, gas radiator central heating and double glazing.

Ground Floor

Entrance Hall

Enter via wooden door into L shaped entrance hall, storage cupboard, radiator, laminate flooring, airing cupboard.

Lounge

12'10" x 21'4" (3.93 x 6.52)

Feature leaded light double glazed box bay window to front aspect, radiator, fire with surround, patio doors to rear garden, decorative coving.

Dining Room

11'1" x 10'0" (3.38 x 3.06)

Sealed unit double glazed window to rear aspect, radiator, decorative coving.

Kitchen/Breakfast Room

16'2" x 15'5" (4.95 x 4.72)

Sealed unit double glazed window to side aspect, patio doors to rear garden, kitted with a range of wall and base level units, roll edge work surfaces, fitted appliances to include dishwasher, fridge/freezer, hob, and oven, space for washing machine, complimentary tiling, polycarbonate sink and drainer with mixer tap over.

Bedroom One

12'6" x 11'3" (3.82 x 3.44)

Sealed unit double glazed window to side aspect, fitted wardrobes, radiator.

En Suite

Frosted sealed unit double glazed window to side aspect, wet room, complimentary tiling, low level W/C, pedestal wash hand basin.

Bedroom Two

8'6" x 12'0" (2.60 x 3.66)

Feature leaded light sealed unit double glazed window to rear aspect, radiator, fitted wardrobes.

Bedroom Three

10'10" x 8'1" (3.31 x 2.47)

Feature leaded light sealed unit double glazed window to front aspect, radiator.

Bedroom Four

7'10" x 9'1" (2.39 x 2.79)

Sealed unit double glazed window to side unit, radiator, fitted wardrobe.

Family Bathroom

Frosted sealed unit double glazed window to rear aspect, vanity sink unit with storage under, panel bath with shower over, extractor fan, heated towel rail, tiled flooring.

Externally

Front Garden

Block paved providing off road parking.

Double Garage

Up and over door, service door to rear garden, power and light connected.

Rear Garden

Low maintenance, enclosed by wooden panel fencing, gated side access, patio areas.

Agents Notes

Local Authority: West Northamptonshire

Council Tax Band: F

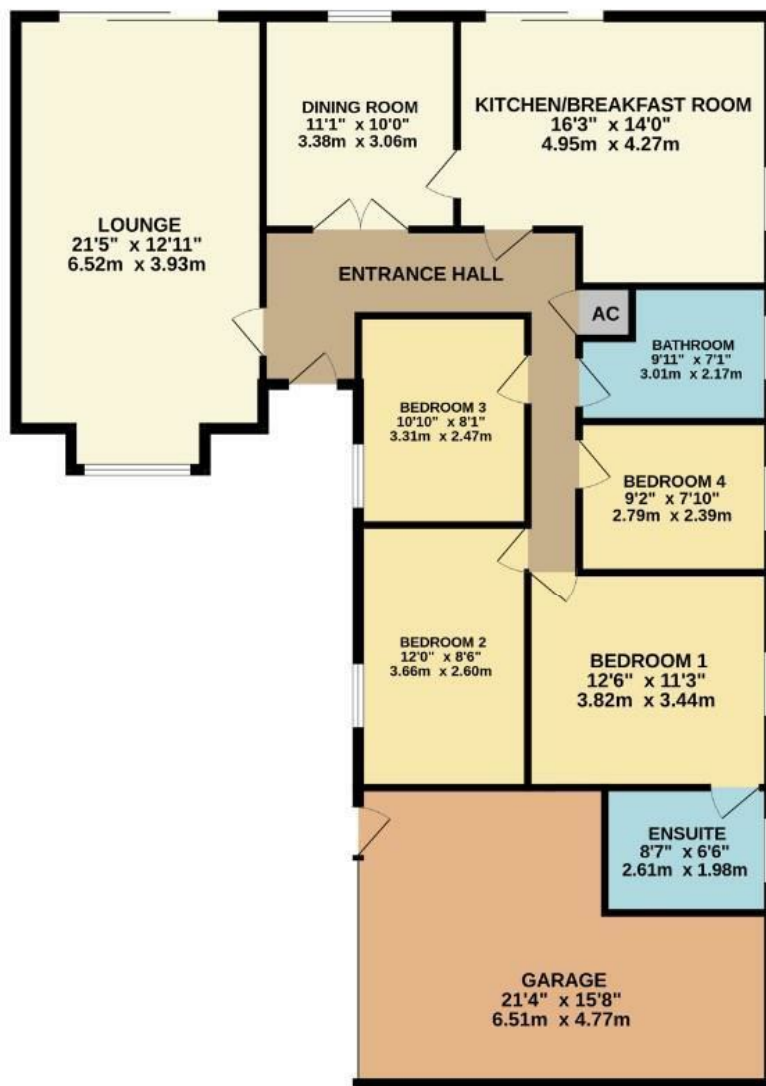
Properties within the Grangewood Estate are subject to a mandatory membership fee to the Grangewood Residents Club, at approximately £250 per year, which allows full access to their facilities.







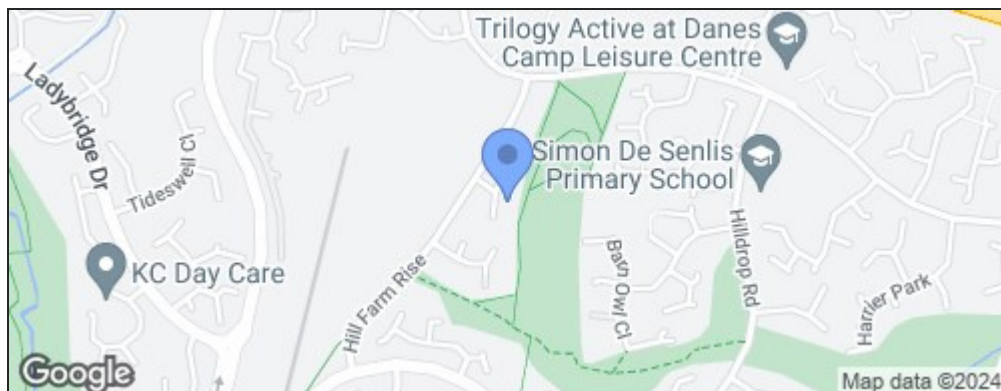
GROUND FLOOR
1568 sq.ft. (145.7 sq.m.) approx.



TOTAL FLOOR AREA: 1568 sq.ft. (145.7 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			76
(81-91) B			
(69-80) C			
(55-68) D	61		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.