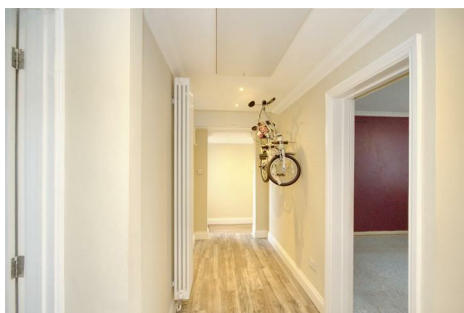


**2 Horseshoe Close  
Creaton  
NORTHAMPTON  
NN6 8NW**

**£425,000**



- **STUNNING VIEWS**
- **AMPLE OFF ROAD PARKING**
- **LOG BURNER**
- **DOUBLE GARAGE**

- **1/5TH ACRE PLOT**
- **TWO BEDROOMS**
- **GAS CENTRAL HEATING**
- **ENERGY EFFICIENCY RATING: D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Located within the charming village of Creaton, this beautifully situated detached bungalow rests on a picturesque plot spanning just over 1/5th of an acre, boasting breathtaking views. The accommodation comprises an inviting entrance porch leading to the hallway, a spacious kitchen/diner, convenient utility room, cosy lounge with a log burner, and a garden room offering panoramic views. Two bedrooms and a bathroom complete the interior space. Outside, ample off-road parking and a double garage, with previous planning permission for conversion into a separate annexe, provide practicality. The secluded rear garden affords enchanting views. Additional features include gas radiator central heating and full double glazing.

## **Ground Floor**

### **Entrance Porch**

Approached via entrance door, window to the side aspects, opening to;

### **Entrance Hall**

Designer radiator, loft access to roof space, doors to;

### **Bedroom One**

11'8" x 10'5" (3.58m x 3.19m)

Window to the side aspect, radiator.

### **Bedroom Two**

10'7" x 9'3" (3.25m x 2.83m)

Window to the side aspect, radiator.

### **Bathroom**

Window to the rear aspect, white suite comprising wash hand basin, WC and side panelled bath with shower over, glass shower screen.

### **Kitchen/Diner**

17'3" x 9'3" (5.26m x 2.83m)

Windows to the rear and side aspects, sink unit set into a range of base units with work surfaces over, tiled splash backs, matching wall mounted units, canopy extractor hood, designer radiator, doors to the utility room and lounge.

### **Utility Room**

9'4" x 7'1" (2.87m x 2.16m)

Window to the side aspect, door leading to extensive patio area, sink unit set into a range of base units, work surfaces over, tiled splash backs, matching wall mounted units, upright unit, plumbing for washing machine, space for tumble dryer and fridge freezer.

### **Lounge**

17'10" x 10'4" (5.45m x 3.16m)

Window to the front aspect, designer radiator, log burner, open to garden room.

### **Garden room**

Bi fold doors to to the rear and side aspects allowing views of the surrounding countryside.

## **Externally**

### **Front Garden**

Lawn area gates to driveway providing off road parking leading to;

**Double Garage**

Twin up and over doors, power and light. The garage previously had planning permission to extend and convert into a annex. DA/2004/1312

**Rear Garden**

Extensive patio area, lawn area, a wide variety of flowers, shrubs and trees. Far reaching views across the surrounding countryside.

**Agents Notes**

West Northamptonshire Council

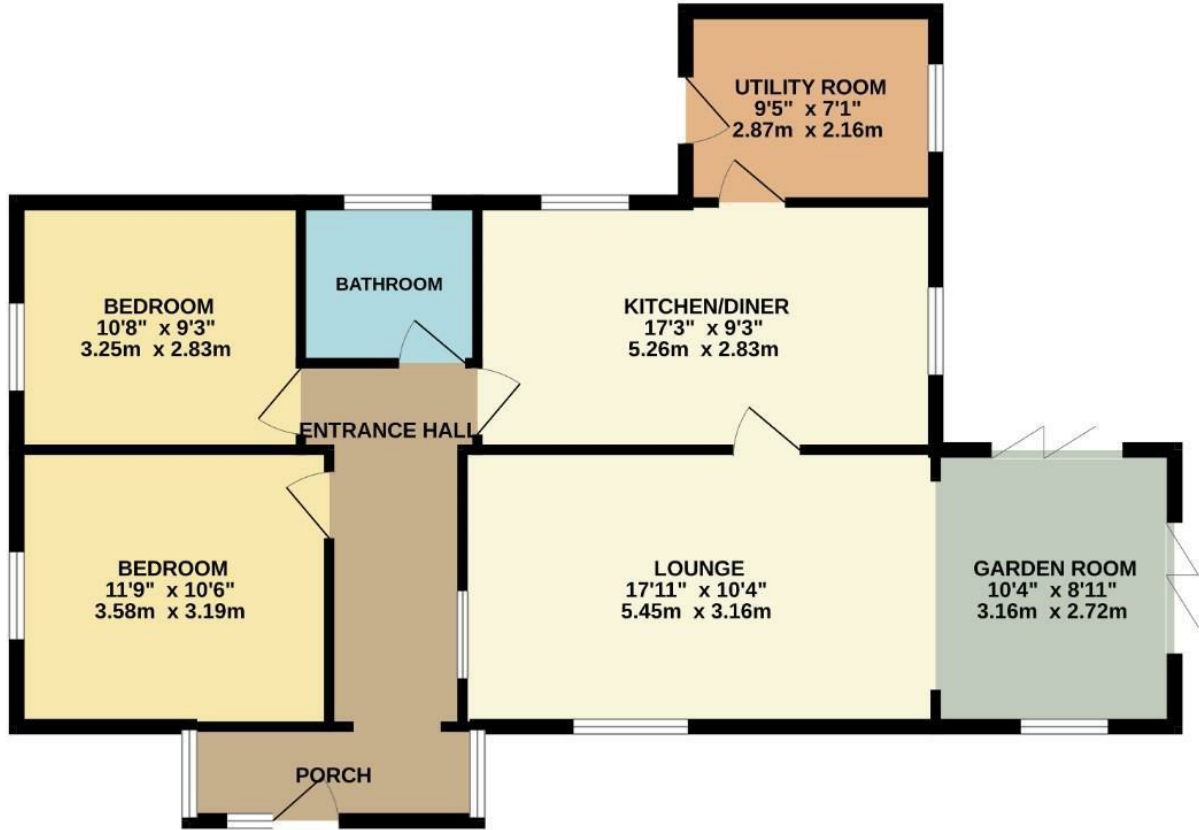
Council Tax Band: D





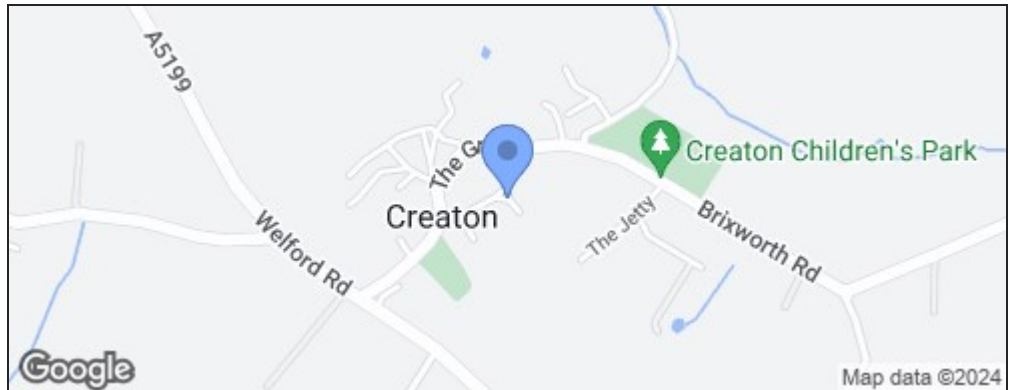


## GROUND FLOOR



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>			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #c8e6c9; border: 1px solid black; margin-right: 5px;"></div> <span style="font-size: 24px; font-weight: bold;">88</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>63</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.