

**55 Sandiland Road  
The Headlands  
NORTHAMPTON  
NN3 2QB**

**£269,950**



- **THREE BEDROOMS**
- **DOWNSTAIRS CLOAKROOM**
- **ENCLOSED REAR GARDEN**
- **DOUBLE GLAZING**
- **ELECTRIC CAR CHARGING POINT**

- **TWO RECEPTION ROOMS**
- **OFF ROAD PARKING**
- **REFITTED BATHROOM**
- **GAS RADIATOR HEATING**
- **ENERGY RATING: D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

This charming semi-detached family residence, located in the highly sought-after locale of The Headlands. The ground floor offers an inviting entrance hall leading to a spacious lounge, dining room, conservatory, convenient downstairs cloakroom, and a well-appointed kitchen. Upstairs, three generously proportioned bedrooms and a recently renovated bathroom provide ample space for comfortable living. Outside, a private enclosed garden at the rear, a front garden, and off-road parking complete with an electric car charging point enhance the property's appeal. Further benefits include uPVC double glazing and gas radiator heating.

## **Ground Floor**

### **Entrance Hall**

Enter via double glazed window, windows to front aspect, stairs rising to first floor, under stairs storage cupboard, doors leading to lounge, dining room and kitchen.

### **Lounge**

11'7" x 10'6" (3.53m x 3.20m)

Bay window to front aspect.

### **Dining Room**

11'5" x 10'5" (3.50 x 3.20)

Sliding patio doors leading to conservatory.

### **Conservatory**

7'6" x 7'3" (2.29 x 2.21)

UPVC double glazed construction, UPVC double glazed doors leading to rear garden.

### **Kitchen**

19'6" x 5'9" (5.95 x 1.77)

Fitted with a range of wall and base level units with work surfaces over, tiled splash backs, stainless steel sink and drainer unit with mixer tap over, fitted gas hob, fitted electric over, space and plumbing for washing machine, dishwasher and tumble dryer, door leading to rear garden, door to cloakroom.

### **Cloakroom**

Fitted with a two piece suite comprising low level W/C, pedestal sink, tiled splash backs, obscured window to rear aspect.

## **First Floor**

### **Landing**

Window to side aspect, doors to all rooms.

### **Bedroom One**

14'0" x 10'5" (4.29 x 3.20)

Bay window to front aspect.

### **Bedroom Two**

11'5" x 10'5" (3.49 x 3.20)

Window to rear aspect.

### **Bedroom Three**

8'3" x 5'11" (2.53 x 1.81)

Window to front aspect.

**Bathroom**

Refitted with a three piece suite comprising low level W/C, pedestal sink, panelled bath with electric shower over, full height tiling to all walls, tiled flooring, obscured window to rear aspect.

**Externally****Front Garden**

Laid to lawn with driveway for one car, enclosed by hedges.

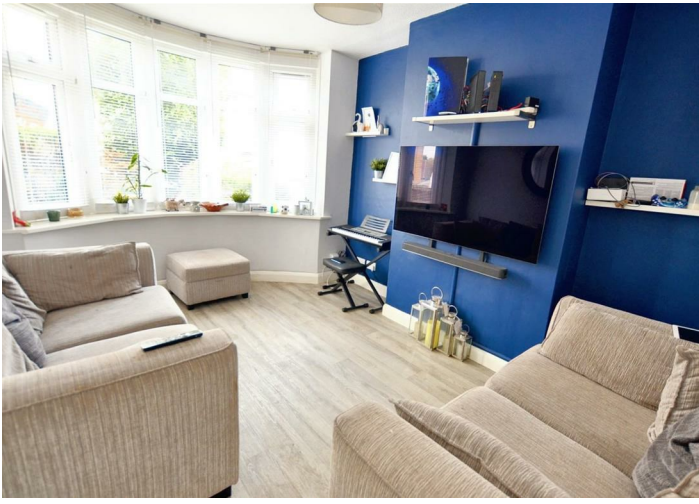
**Rear Garden**

Laid to patio and lawn, enclosed by timber fencing and hedges, hard standing for shed.

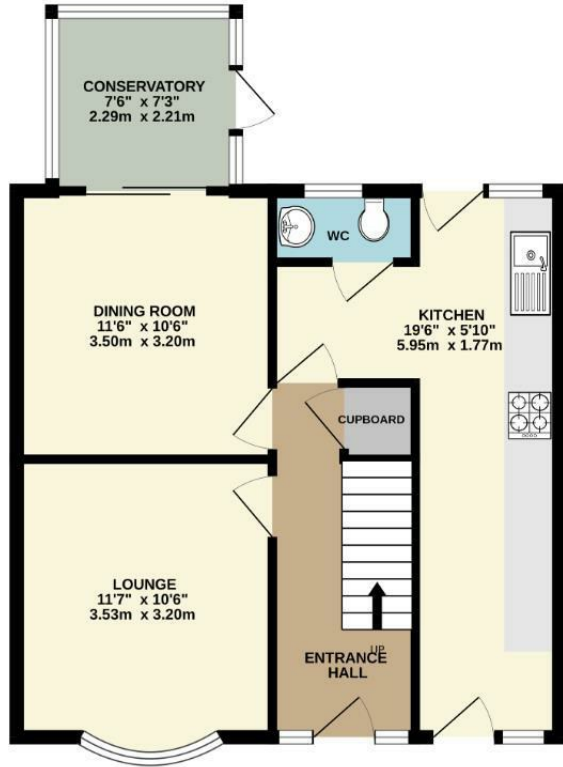
**Agents Notes**

Local Authority: West Northamptonshire

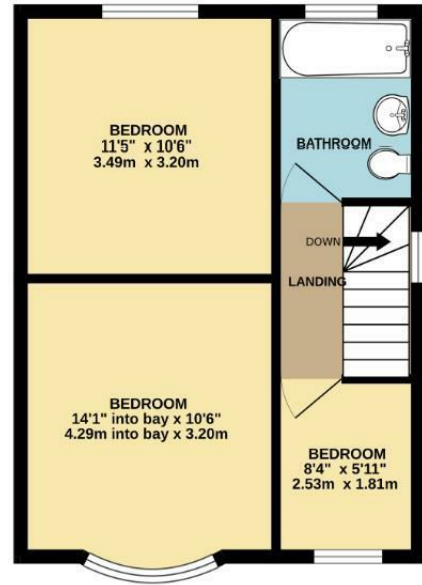
Council Tax Band: C



GROUND FLOOR



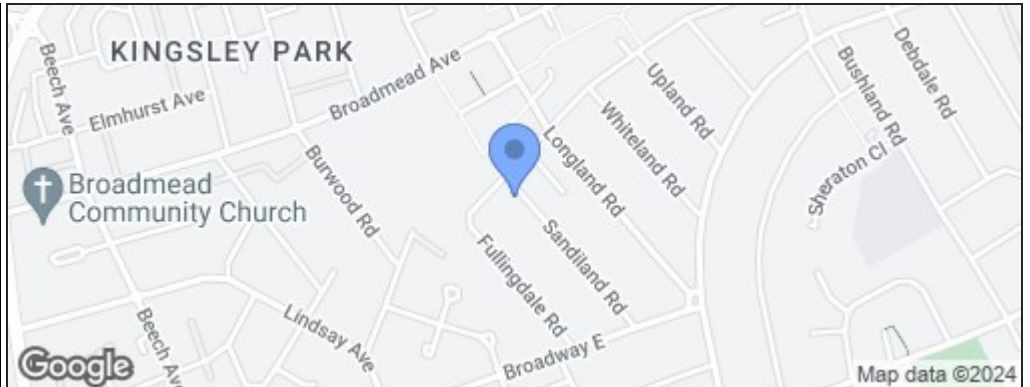
1ST FLOOR



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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	



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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.