

**22 Buchanan Close
Sandringham Gardens
NORTHAMPTON
NN4 8RA**

£325,000



- **DETACHED**
- **CLOAKROOM**
- **ENSUITE**
- **NO CHAIN**

- **THREE BEDROOMS**
- **KITCHEN / DINER**
- **GARAGE & PARKING**
- **ENERGY EFFICIENCY RATING; D**

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PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom detached property situated in Sandringham Gardens. The accommodation comprises in brief: entrance hall, cloakroom, lounge and a new refurbished kitchen/diner to the ground floor. The first floor comprises three bedrooms, master with en-suite, and a family bathroom. Additional benefits include gas to radiator heating, double glazing, block paved front garden for off road parking, enclosed rear garden with gated side access, summer house and bar.

Ground Floor

Entrance Hall

Enter via double glazed door.

Cloakroom

3'9" x 3'7" (1.15 x 1.10)

Frosted double glazed window to front aspect, vanity sink with storage under, low level W/C, complimentary tiling.

Lounge

13'5" x 13'1" (4.10 x 4.00)

Double glazed window to front aspect, stairs rising to first floor, feature fireplace with wood surround, tiled hearth, hardwood flooring, door to storage cupboard, radiator,

Kitchen/Diner

20'4" x 9'2" (6.20 x 2.80)

Double glazed window and patio doors leading to rear garden, the kitchen has been refurbished with wall and base level units, solid Oak work surfaces, fitted four ring electric hob with extractor over, electric oven, sink and drainer unit with mixer tap over, breakfast bar, complimentary tiling, door to side aspect, radiator.

First Floor

Landing

Doors to:

Bedroom One

13'5" x 8'10" (4.10 x 2.71)

Double glazed window to rear aspect, fitted wardrobes, ceiling fan, radiator, door to:

En Suite

7'10" x 5'6" (2.40 x 1.70)

Frosted double glazed window to side aspect, low level W/C, glass shower cubicle, vanity sink unit with storage under, radiator, mosaic tiled flooring.

Bedroom Two

11'9" x 7'10" (3.60 x 2.40)

Double glazed window to front aspect, fitted wardrobe, radiator.

Bedroom Three

8'6" x 7'2" (2.60 x 2.20)

Double glazed window to front aspect, double wardrobe, radiator.

Bathroom

6'10" x 5'10" (2.10 x 1.80)

Frosted double glazed window, fully tiled wet room with glass screen, low level W/C, vanity sink unit, stainless steel towel rail.

Externally**Front Garden**

Block paved garden providing off road parking.

Rear Garden

Enclosed rear garden with wooden panel fencing, lawn and decking areas, summer house providing inside seating area with bar.

Garage

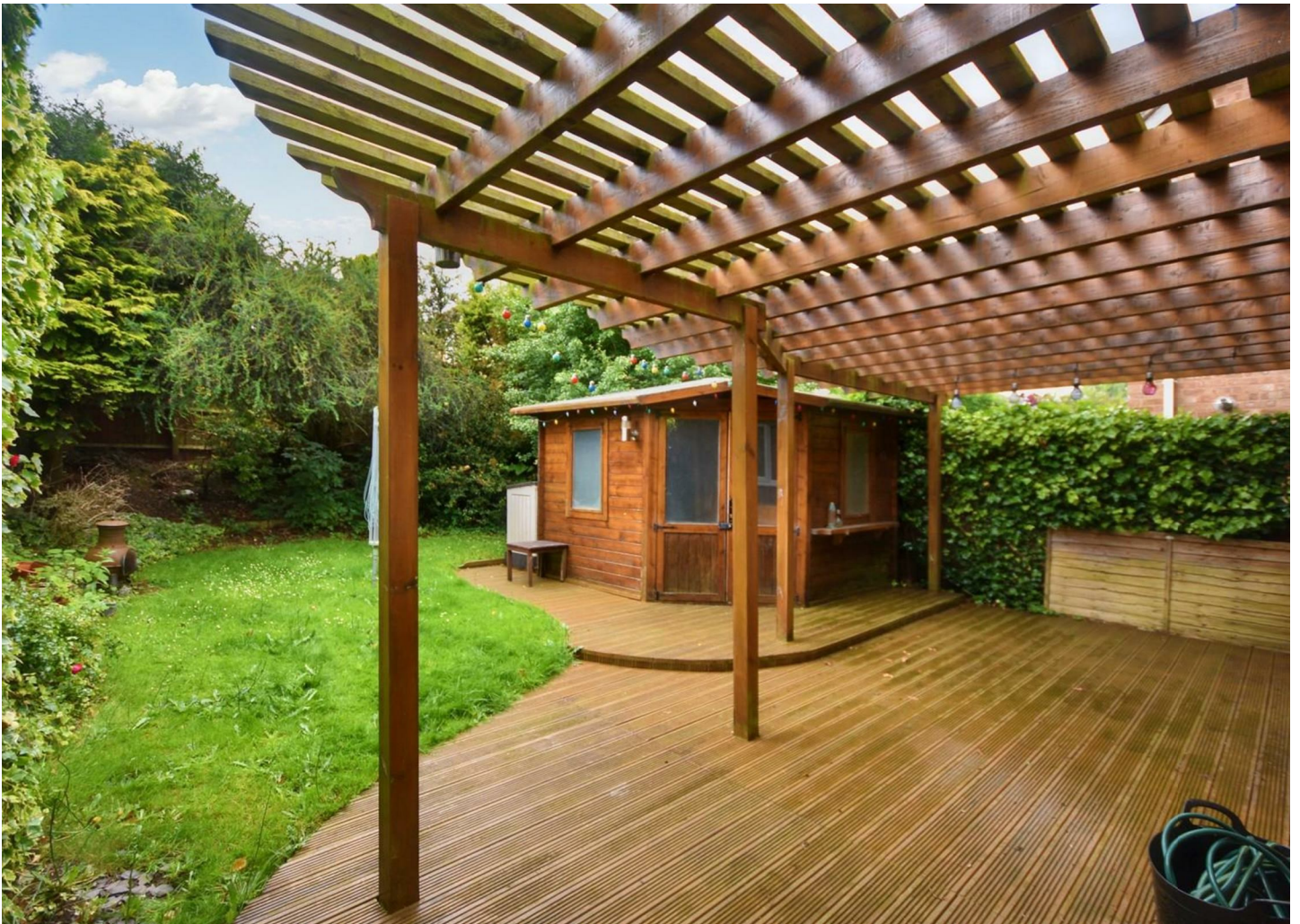
Up and over door, power and light connected.

Agents Notes

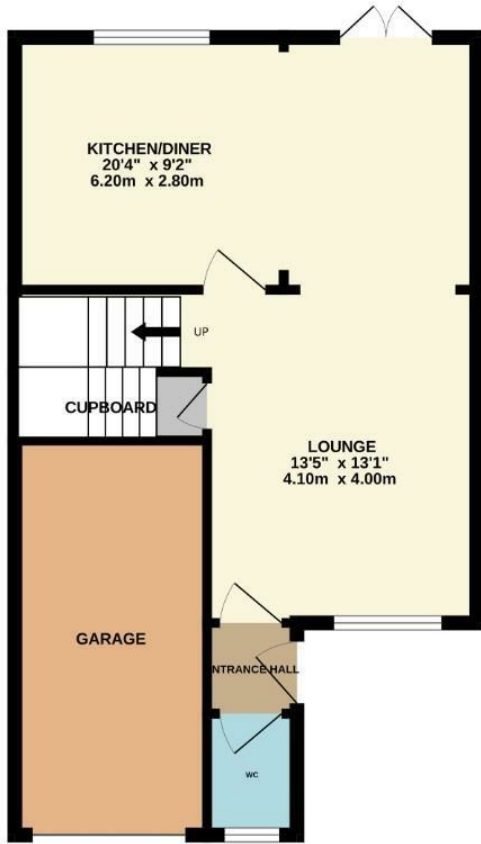
Local Authority: West Northamptonshire

Council Tax Band: D

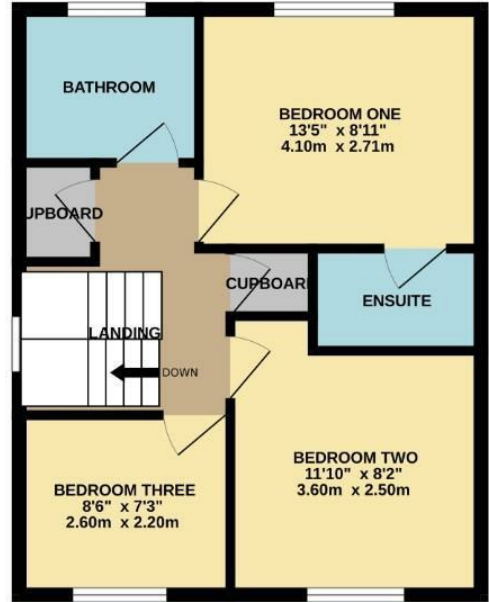




GROUND FLOOR



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) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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.