

**40 Rennishaw Way
Links View
NORTHAMPTON
NN2 7NE**

£315,000



- **THREE/FOUR BEDROOMS**
- **15' 2" KITCHEN/BREAKFAST ROOM**
- **PRIVATE SOUTH FACING GARDEN**
- **DOUBLE GLAZING**
- **18' 11" HOME OFFICE/BEDROOM FOUR**
- **25' 7" LOUNGE/DINER**
- **SOUGHT AFTER AREA**
- **ENERGY EFFECIENCY RATING: TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

An extended three/four bedroom detached property situated in the sought after Links View area, this home offers an inviting and versatile living space. Occupying a south facing plot that backs onto allotments, the property boasts a private setting. The accommodation includes an entrance hall, a generous sized lounge/diner, a converted garage that serves as a fourth bedroom or home office, and an extended kitchen/breakfast room. On the first floor, there are three well proportioned bedrooms and a family bathroom. Externally, the property is set back from the road, featuring a private south facing garden perfect for outdoor relaxation. Additionally, the home benefits from double glazing and gas fired central heating,

Ground Floor

Entrance Porch

Approached via entrance door, window to the front aspect,, door to;

Entrance Hall

Stairs rising to the first floor, storage under, radiator, doors to;

Lounge/Diner

25'6" x 10'4" max reducing to 8'11" (7.79m x 3.15m max reducing to 2.72m)

Window to the front aspect, patio doors to the rear garden, fireplace with gas fire, TV point, two radiators, picture rail, coving.

Home Office/Bedroom Four

18'4" x 7'6" (5.6m x 2.31m)

Window to the front aspect, radiator.

Kitchen/Breakfast Room

15'1" x 9'10" (4.62m x 3.01m)

Window to the rear aspect, door to steps leading down to the rear garden, sink unit set into a range of base units with work surfaces over, tiled splash backs, matching wall mounted units, breakfast bar, plumbing for slimline dishwasher, plumbing for washing machine, built in oven and hob, tiled floor.

First Floor

Landing

Window to the side aspect, airing cupboard, loft access to roof space, doors to;

Bedroom One

12'10" x 9'8" max (3.92m x 2.95m max)

Window to the front aspect, radiator, fitted wardrobes.

Bedroom Two

10'3" x 9'8" (3.14m x 2.95m)

Window to the rear aspect, radiator.

Bedroom Three

9'6" x 7'4" (2.91 x 2.26m)

Window to the front aspect, cupboard over stairs, radiator.

Bathroom

6'5" x 6'5" (1.97m x 1.97m)

Window to the rear aspect, three piece suite comprising wash hand basin, WC, bath with mixer tap and shower attachment, half tiled walls.

Externally

Front Garden

Set back from the road, mainly laid to lawn, driveway providing off road parking.

Rear Garden

Private south facing rear garden, patio area, lawn area, mature shrubs and trees, tap, gated side access.

Agents Notes

West Northamptonshire Council

Council Tax Band: C

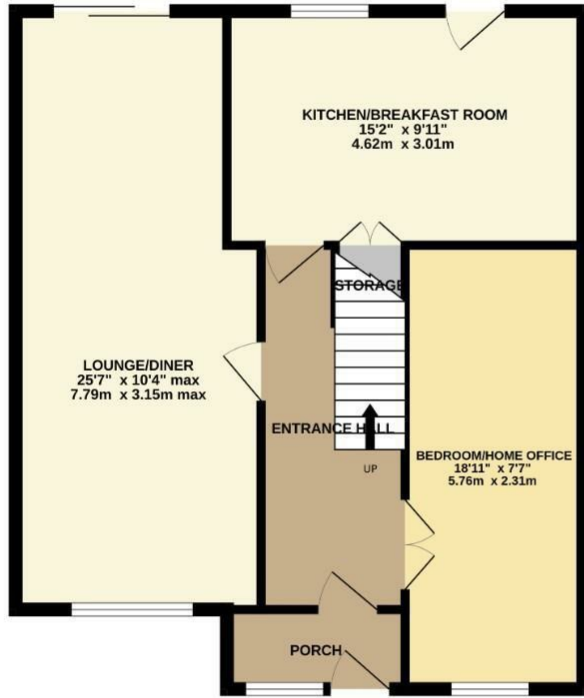
Local Area

Links View is a residential area located in the charming town of Northampton conveniently close to the town centre. One of the standout features of Links View is its proximity to scenic parks and recreational areas. Families will appreciate the excellent local schools additionally, Links View boasts a selection of local shops.

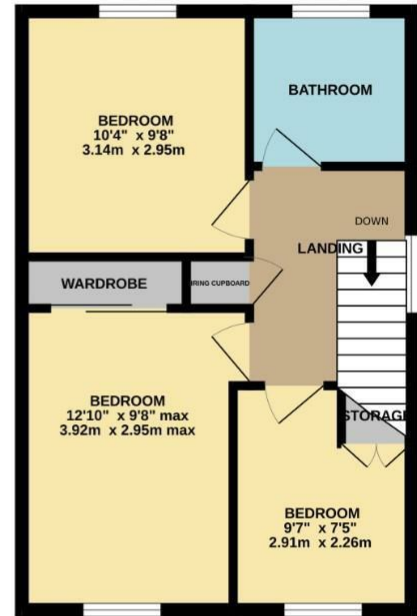




GROUND FLOOR

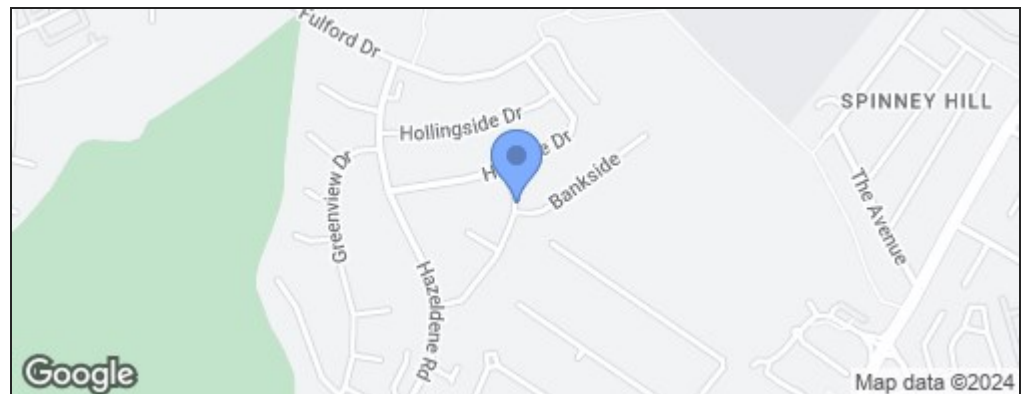


1ST FLOOR



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.