

**1B New Road
Wootton
NORTHAMPTON
NN4 6HD**

£300,000



- **THREE BEDROOM**
- **LARGE LOUNGE/DINER**
- **GAS TO RADIATOR CENTRAL HEATING**
- **WOOTTON VILLAGE**
- **CLOSE TO LOCAL AMENITIES**

- **SEMI DETACHED**
- **DOUBLE GLAZING**
- **OFF ROAD PARKING**
- **GARDENS**
- **ENERGY EFFICIENCY RATING: C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A modern three bedroom semi detached property situated in Wootton Village. The property is close to local amenities, Caroline Chisholm School and Junction 15 of the M1. The accommodation comprises in brief: entrance hall, cloakroom, kitchen/diner and lounge to the ground floor. The first floor comprises three bedrooms and the family bathroom. Additional benefits include gas to radiator central heating, double glazing, off road parking and rear garden.

Ground Floor

Entrance Hall

Entry gained double glazed door, stairs rising to first floor, understairs storage cupboard, radiator.

Cloakroom

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

Kitchen/Diner

17'10" x 7'10" (5.46 x 2.41)

Double glazed window to front aspect, fitted with a range of wall and base level units, roll edge work surfaces, stainless steel sink and drainer with mixer tap over, fitted appliances to include oven, hob and extractor over, washing machine, space for fridge/freezer, complimentary tiling.

Lounge

19'4" x 15'1" (5.91 x 4.61)

Double glazed window and French doors to rear garden, radiator, laminate flooring.

First Floor

Landing

Loft access, doors to:

Bedroom One

11'11" x 11'1" (3.65 x 3.40)

Double glazed window to front aspect, radiator, tiled shower cubicle.

Bedroom Two

14'3" x 8'0" (4.36 x 2.44)

Double glazed window to rear aspect, radiator.

Bedroom Three

10'11" x 6'11" (3.33 x 2.11)

Double glazed window to rear aspect, radiator.

Bathroom

Frosted double glazed window to side aspect, white suite comprising vanity sink unit with storage under, low level W/C, panel bath with mixer shower over, radiator, extractor fan, complimentary tiling.

Externally

Front Garden

Block paved providing off road parking, gravel areas, gated side access.

Rear Garden

Enclosed by wooden panel fencing, gated side access, mainly laid to lawn, decked area.

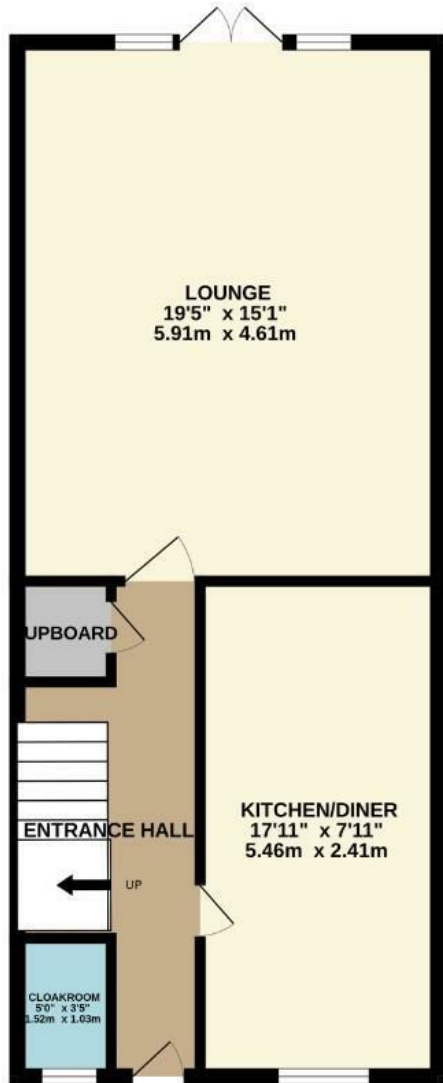
Agents Notes

Local Authority: West Northamptonshire
Council Tax Band: C





GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



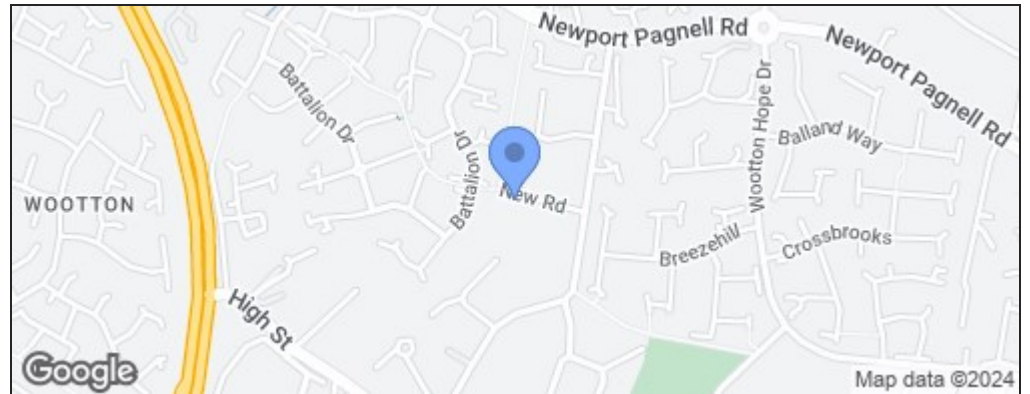
1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.4 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		90
(81-91) B	79	
(69-80) C		
(55-68) D		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.