

**4 Great Holme Court  
Thorplands  
NORTHAMPTON  
NN3 8AD  
£189,995**



- **THREE BEDROOMS**
- **REFITTED KITCHEN**
- **DOWNSTAIRS CLOAKROOM**
- **GAS RADIATOR HEATING**
- **LOCAL SCHOOLS & AMENITIES**

- **FAMILY HOME**
- **REFITTED BATHROOM**
- **ENCLOSED REAR GARDEN**
- **DOUBLE GLAZING**
- **ENERGY RATING: TBC**

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PERSONAL • PROFESSIONAL • PROACTIVE

A well presented family home in this popular location close to local schools and amenities. The ground floor features an inviting entrance hall, a convenient cloakroom, a spacious lounge, a dining room, and a refitted kitchen. Upstairs, you'll find three bedrooms and a modern family bathroom. The property boasts a front garden and an enclosed rear garden with gate access to a parking area. Additional highlights include double glazing and gas radiator heating for added comfort and efficiency.

## **Ground Floor**

### **Entrance Hall**

Enter via obscure double glazed door, stairs rising to first floor, doors to utility/cloakroom, kitchen and lounge.

### **Utility/Cloakroom**

Fitted with a two piece suite comprising low level W/C, wall mounted wash hand basin, space for washing machine, window to front aspect.

### **Lounge**

13'8" x 11'5" (4.18 x 3.48)

Window to front aspect, laminate flooring, opening to dining room.

### **Dining Room**

11'5" x 7'6" (3.48 x 2.3)

Laminate flooring, door leading to kitchen, sliding patio doors to rear garden, built in storage cupboard.

### **Kitchen**

9'8" x 9'6" (2.96 x 2.9)

Refitted with a range of wall and base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, electric hob with extractor over, built in electric oven, space for fridge/freezer, built in dishwasher, tiled splash backs, tiled flooring, window and door to rear garden.

## **First Floor**

### **Landing**

Loft access, built in storage cupboard, doors to all rooms.

### **Bedroom One**

9'5" x 11'1" (2.88 x 3.39)

Built in wardrobe, window to rear aspect.

### **Bedroom Two**

10'1" x 11'4" (3.09 x 3.47)

Window to front aspect.

### **Bedroom Three**

9'8" x 9'6" (2.96 x 2.91)

Built in storage cupboard, window to rear aspect.

### **Bathroom**

Fitted with a three piece suite comprising low level W/C, pedestal sink, panel bath with electric shower over, full height tiling to walls, tiled floor, obscured window to front aspect.

## **Externally**

### **Front Garden**

Pathway to front door.

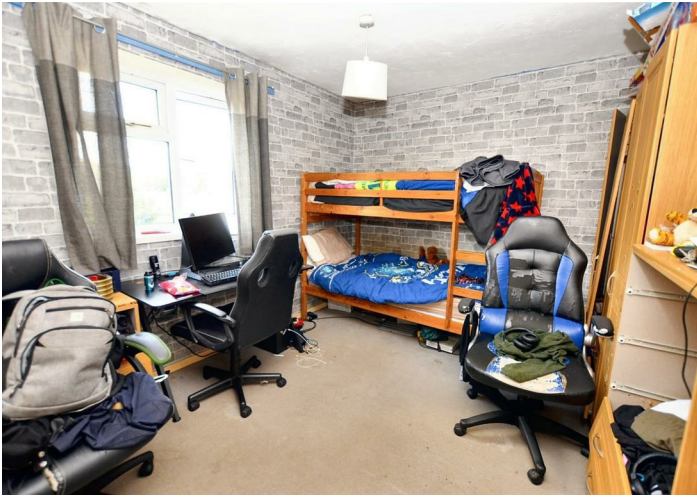
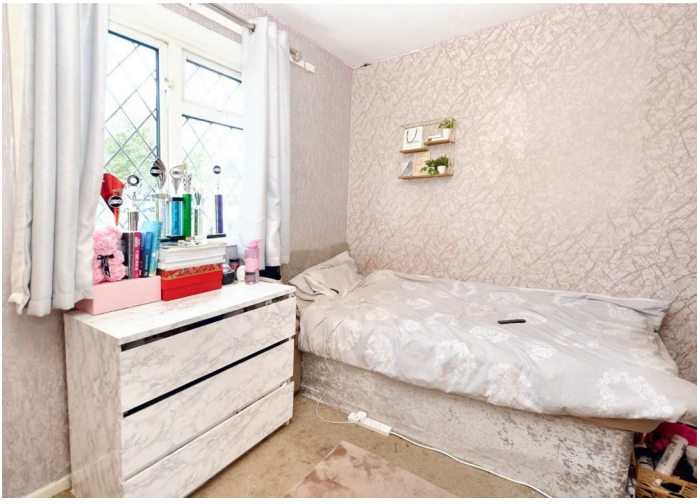
### **Rear Garden**

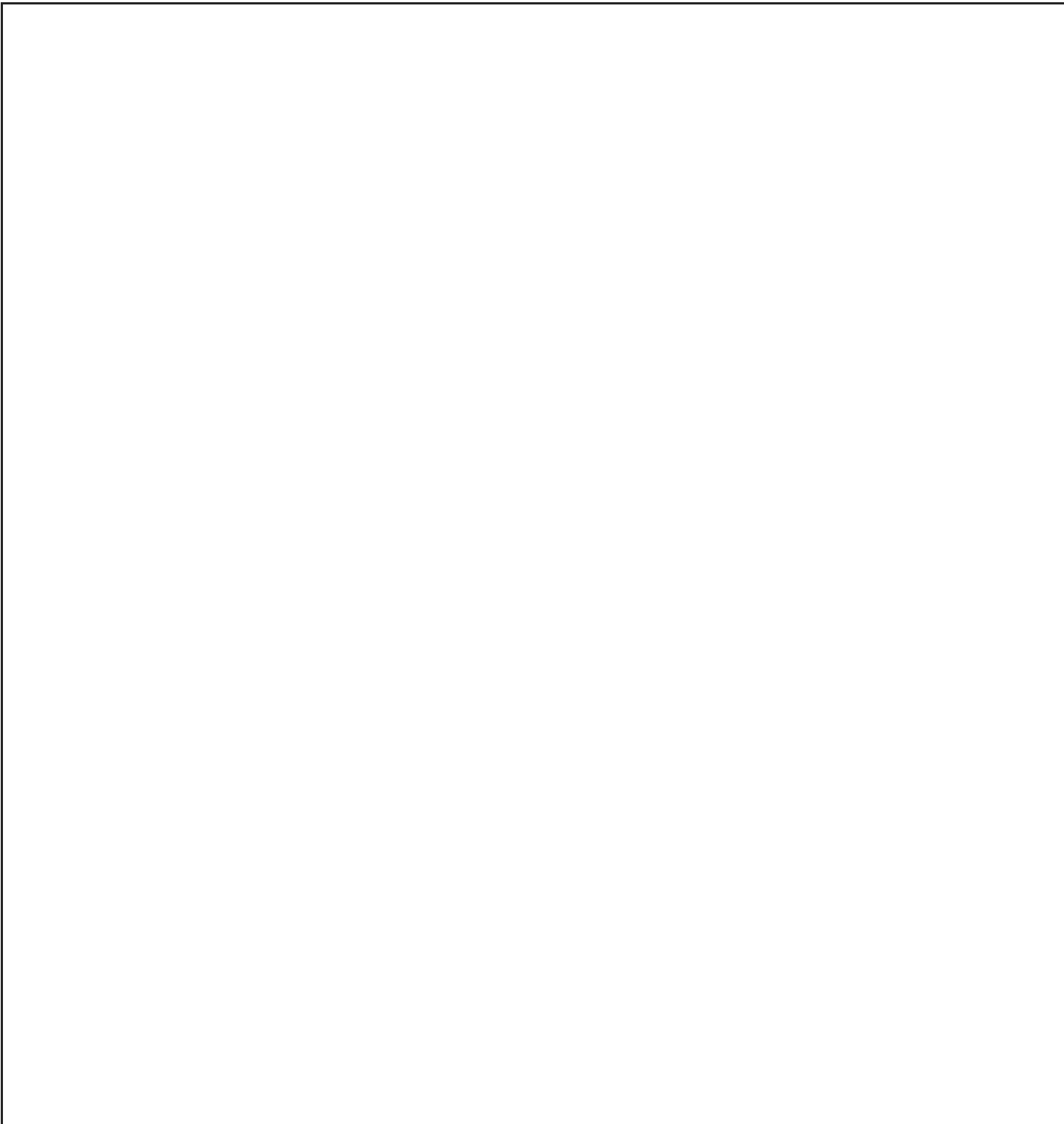
Laid to patio and artificial lawn, enclosed by timber fencing, hard standing for shed, gated rear access leading to parking area.

### **Agents Notes**

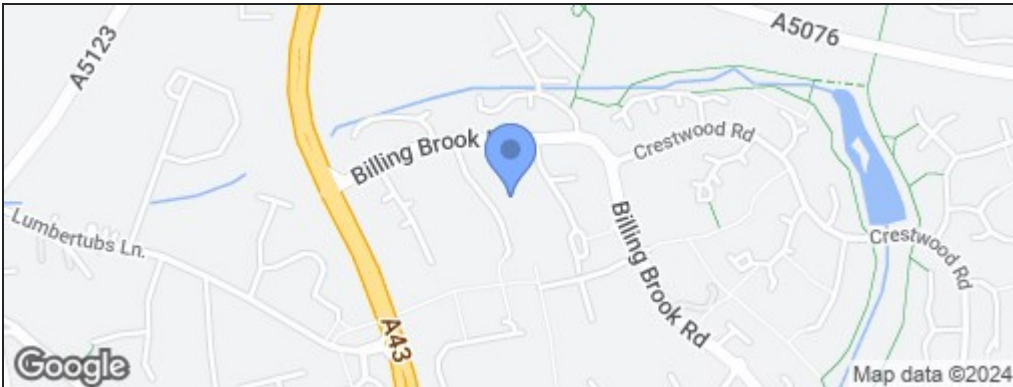
Local Authority: West Northants Council

Council Tax Band: A





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	



**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.