

**47 Five Acres Fold
Danefield
NORTHAMPTON
NN4 8TQ
£290,000**



- **DETACHED**
- **LOUNGE**
- **GARAGE**
- **GARDENS**
- **ENERGY EFFICIENCY RATING: TBC**

- **THREE BEDROOMS**
- **DINING ROOM**
- **NO CHAIN**
- **UPVC DOUBLE GLAZED**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A modern three bedroom detached property situated on the west side of Northampton town centre with easy access to junctions 15A and 16 of the M1.

Previously a four bedroom property with the fourth bedroom now a dressing room.

The accommodation comprises entrance hall, lounge, dining room, kitchen, three bedrooms and bathroom.

The property also benefits gas radiator central heating, uPVC double glazing, single garage with off road parking and gardens to rear. No Chain.

Ground Floor

Entrance Hall

Radiator, stairs to first floor landing, door to:

Lounge

16'11" x 12'0" (5.18 x 3.68)

Radiator, uPVC double glazed window to front, door to.

Dining Room

11'11" x 7'11" (3.64 x 2.43)

Radiator, uPVC double glazed patio door to rear, door to:

Kitchen

11'11" x 6'10" (3.65 x 2.09)

Fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, tiling above work surface, eye level cupboards, fitted gas hob with extractor fan above, electric oven, plumbing for washing machine, uPVC double glazed window to rear, uPVC door to side.

First Floor

First Floor Landing

Access to loft, doors to:

Bedroom One

12'3" x 8'11" (3.75 x 2.73)

Radiator, fitted wardrobes, uPVC double glazed windows to front.

Dressing Room/Bedroom Four

9'3" x 5'11" (2.83 x 1.81)

Radiator, (this used to be bedroom four and can be converted back), uPVC double glazed window to rear.

Bedroom Two

11'5" x 7'6" (3.50 x 2.30)

Radiator, uPVC double glazed window to front.

Bedroom Three

7'4" x 8'3" (2.24 x 2.52)

Radiator, uPVC double glazed window to front.

Shower Room

Suite comprising double shower cubicle with shower unit above, hand wash basin, low level w.c, tiled splash backs, radiator, uPVC double glazed window to side.

Externally**Front Garden**

Completely block paved with off road parking.

Garage

Up and over doors, power and lighting,

Rear Garden

Block paved patio, area laid to lawn, flower and shrub borders, side passage from front.

Agents Notes

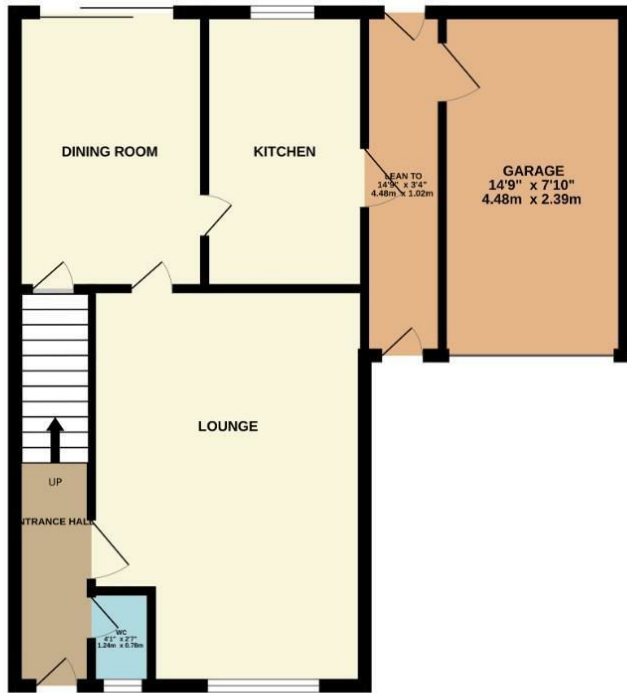
Local Authority: West Northamptonshire

Council Tax Band: D

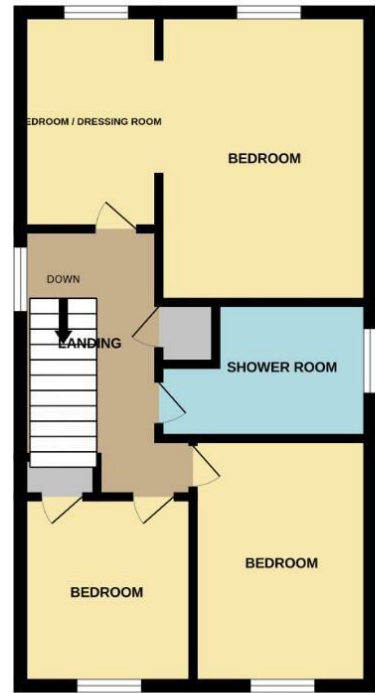




GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



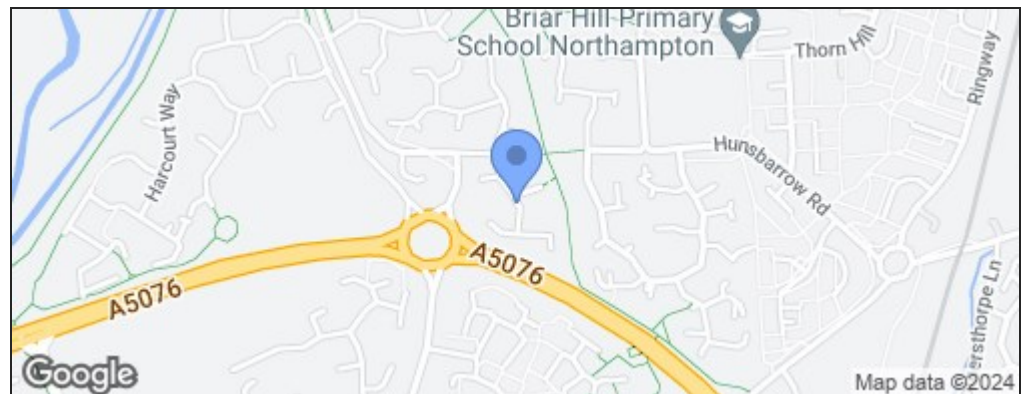
1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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
<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.