

**20 Chancellor Court
Scholars Green
NORTHAMPTON
NN2 7AP**

£279,995



- **THREE BEDROOMS**
- **EN SUITE SHOWER ROOM**
- **TWO PARKING SPACES**
- **REMAINING NHBC**
- **CLOAKROOM/WC**
- **LANDSCAPED REAR GARDEN**
- **GREAT LOCATION**
- **ENERGY EFFICIENCY RATING: B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Presenting an attractive three double bedroom semi detached townhouse in the sought after Scholars Green development, Kingsthorpe. This modern home offers spacious living across three floors, starting with an entrance hall, a cosy lounge, a downstairs W/C, and a stylish kitchen/diner with on the ground floor. The first floor features two generously sized double bedrooms and a well-appointed family bathroom. The top floor is dedicated to the luxurious master bedroom, complete with an en-suite. Outside, enjoy a beautifully landscaped rear garden and off road parking for two cars at the front. Additional benefits include gas radiator central heating, double glazing, and the remaining NHBC certificate. Ideally located near local amenities, schools, and transport links, this property is perfect for families and professionals alike. Don't miss this opportunity—contact us today for more details or to arrange a viewing.

Ground Floor

Entrance Hall

Approached via a UPVC double glazed door with obscure glass window, radiator, door to;

Lounge

14'9" x 11'10" (4.5m x 3.61m)

UPVC double glazed window to the front aspect, TV point, radiator, under stairs storage cupboard, door to;

Inner Hallway

Stairs rising to the first floor, doors leading to;

Cloakroom/WC

Low level WC, wash hand basin, radiator, extractor fan.

Kitchen/Diner

11'10" x 8'9" (3.61m x 2.69m)

UPVC double glazed window and UPVC double glazed double doors to the rear garden, fitted kitchen comprising stainless steel sink and drainer with chrome mixer tap set into a range of base units with work surfaces over, tiled splash backs, matching wall mounted units, built in oven and hob, with stainless steel canopy extractor hood over, plumbing for slimline dishwasher and washing machine, radiator, cupboard housing gas central heating boiler,

First Floor

Landing

Stairs to the second floor, radiator, doors;

Bedroom Two

11'10" x 10'5" (3.61m x 3.2m)

Two UPVC double glazed windows to the front, radiator.

Bedroom Three

11'10" m x 9'2" (3.61 m x 2.8m)

UPVC double glazed window to the rear, radiator.

Bathroom

UPVC double glazed window to the side., suite comprising low level WC, wash hand basin, paneled bath with Mira shower and glass screen, fully tiled to the bath area, radiator, extractor fan,

Second Floor

Landing

Storage cupboard, door leading to;

Bedroom One

17'3" x 8'6" (5.27m x 2.6)

UPVC double glazed window to the front aspect, radiator, loft access, door to;

Ensuite

Velux roof window, suite comprising low level WC, wash hand basin, corner shower cubicle with glass doors, radiator, extractor fan.

Externally**Front Garden**

Block paved driveway providing off road parking for two cars, pathway leading to the front door, side access to the rear.

Rear Garden

Landscaped fully enclosed rear garden that affords a high degree of privacy artificial lawn, patio area, raised flower beds, outside tap.

Agents Notes

West Northamptonshire Council

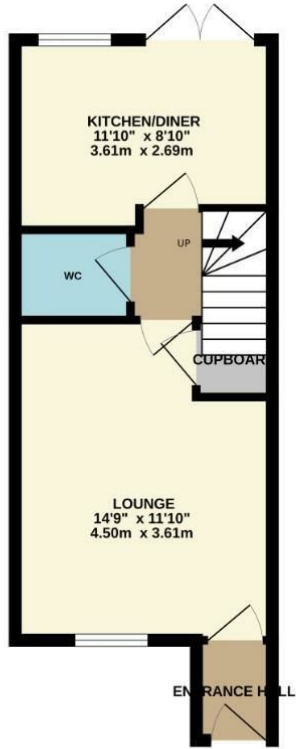
Council Tax Band: C



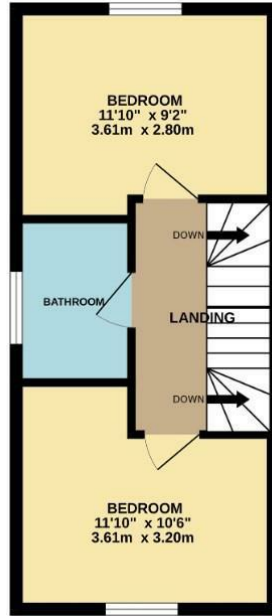




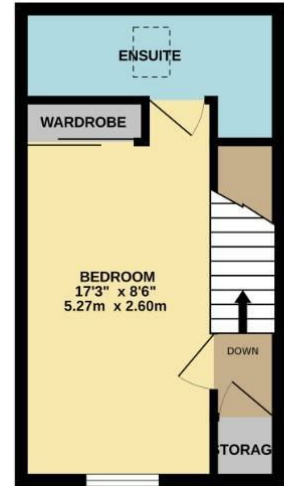
GROUND FLOOR



1ST FLOOR



2ND 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			95
(81-91) B		83	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.