

**33 Maxwell Crescent
Duston
NORTHAMPTON
NN5 6UU**

£285,000



- MODERN END TERRACE
- EN SUITE TO MASTER BEDROOM
- DOWNSTAIRS CLOAKROOM
- GARAGE

- THREE BEDROOMS
- KITCHEN WITH APPLIANCES
- SPACIOUS LOUNGE/DINER
- ENERGY EFFICIENCY RATING: C

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PERSONAL • PROFESSIONAL • PROACTIVE

A modern three bedroom home with garage located in the popular Timken area of Duston. The property is in excellent decorative order and has new carpets. Accommodation comprises of spacious lounge/dining room, kitchen with built in appliances, downstairs toilet, master bedroom with walk-in wardrobe and en suite, two further bedrooms. Externally there is a small enclosed front garden, low maintenance paved rear garden and driveway giving parking for two/three cars leading to a single garage.

Ground Floor

Entrance Hall

Entry through hardwood partly glazed door, laminate flooring, radiator, stairs to first floor.

Cloakroom

Pedestal wash hand basin, tiled splash back, close coupled W/C, radiator, tiled floor, extractor fan.

Front Garden

Slate chippings with paved pathway leading to entrance. the front is fully enclosed by wrought iron fencing with driveway to side offering parking for two or three cars and leading to a single garage.

Externally

Kitchen

12'2" x 8'2" (3.72 x 2.50)

Fitted with base and wall mounted cupboards, roll top work surface space, inset single drainer stainless steel sink unit, built in single electric oven, inset gas hob with extractor fan over, integrated dishwasher, fridge/freezer, fitted washer/dryer, half tiling to walls, tiled floor, window to front elevation.

Lounge/Dining Room

17'4" x 15'7" (5.30 x 4.75)

Good size lounge/dining room with two radiators, window to side elevation, under stairs storage cupboard, French doors to rear garden.

Landing

Large storage cupboard.

First Floor

Single Garage

Up and over door, light and power, side personal access door.

Bathroom

Three piece suite comprising panel bath with mixer shower over and screen fitted, pedestal wash hand basin, close coupled W/C, heated chrome towel rail, half tiling to walls, tiled floor, extractor fan, frosted window to side elevation.

Bedroom One

10'8" x 10'7" (3.26 x 3.24)

Large walk in wardrobe with radiator. further radiator to bedroom, window over looking rear garden, door to en suite shower room.

Agents Notes

Council Tax Band: C

There is a service charge for maintenance of the surrounding green spaces, approximately £160 per year.

Bedroom Two

11'10" x 8'7" (3.63 x 2.63)

Single panel radiator, window to front elevation,

En Suite

Shower room fitted with double shower cubicle, pedestal wash hand basin, close coupled W/C, heated chrome towel rail, half tiling to walls, tiled floor, extractor fan, frosted window to side elevation.

Bedroom Three

8'4" x 6'7" (2.56 x 2.01)

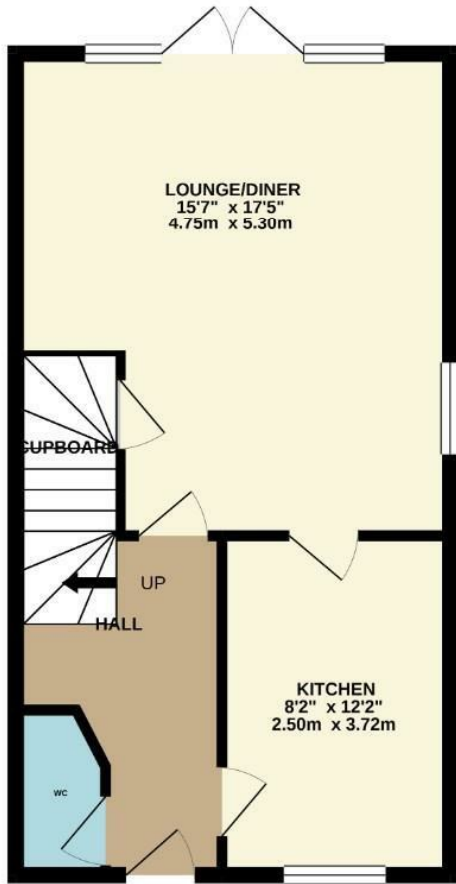
Wardrobe recess, radiator, window to front elevation.

Rear Garden

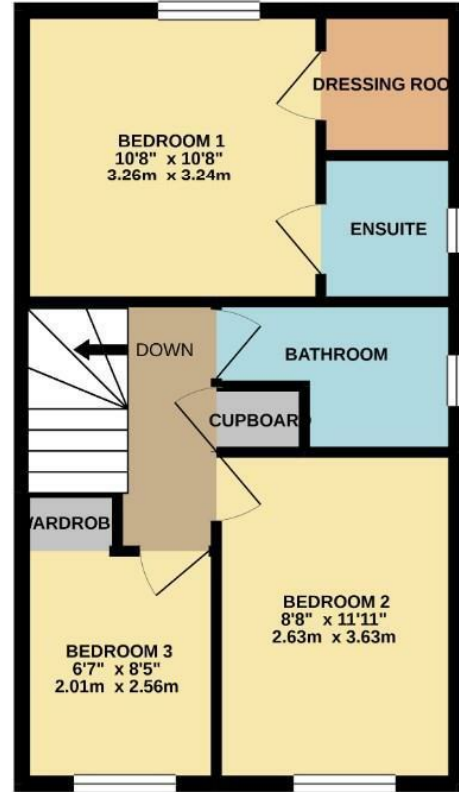
Low maintenance rear garden comprising of paved patio area and slate chippings, further raised patio area with pergola. The rear garden is fully enclosed by a mixture of timber panel fencing and brick retaining wall, timber tool shed, cold water tap, gated side pedestrian access.



GROUND FLOOR



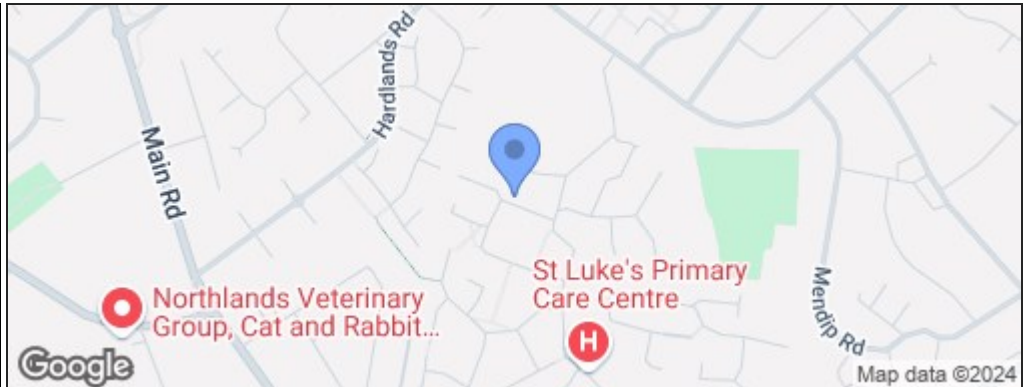
1ST FLOOR



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
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	78	
(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	



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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.