

**4 Crawley Close  
Kingsthorpe  
NORTHAMPTON  
NN2 8BA**

**£295,000**



- **DETACHED**
- **EN-SUITE & CLOAKROOM**
- **GARAGE & PARKING**
- **ENCLOSED REAR GARDEN**
- **THREE BEDROOMS**
- **KITCHEN / DINER**
- **DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING; B**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A three bedroom, detached property, situated in Kingsthorpe. Accommodation comprises in brief: entrance hall, lounge, cloakroom and kitchen/dining room to the ground floor. The first floor comprises of three bedrooms, master with en suite, and a family bathroom. Additional benefits include double glazing, gas to radiator central heating, front and rear gardens, off road parking and single garage.

## **Ground Floor**

### **Entrance Hall**

Enter via UPVC double glazed door, radiator, wood effect vinyl flooring, fuse box.

### **Lounge**

16'2" x 10'2" (4.93 x 3.12)

UPVC double glazed window to front elevation, radiator, wood effect vinyl flooring.

### **Inner Hall**

Wood effect vinyl flooring, radiator, stairs rising to first floor, doors to:

### **Cloakroom**

Low level W/C, pedestal wash hand basin, tiling to splash back areas, radiator, extractor fan, tiled floor.

### **Kitchen/Dining Room**

7'6" x 18'6" (2.31 x 5.66)

Fitted with a range of wall and base level units, roll edge work surfaces, stainless steel sink and drainer unit, fitted gas hob with stainless steel splashbacks and extractor over, space for washing machine, dishwasher, fridge/freezer and tumble dryer, radiator, UPVC double glazed window and patio doors to rear elevation.

## **First Floor**

### **Landing**

UPVC double glazed window to side elevation, access to loft space, storage cupboard, doors to:

### **Bedroom One**

9'6" x 14'2" (2.90 x 4.32)

Two UPVC double glazed windows to front elevation, radiator, door to:

### **En Suite**

Suite comprising low level W/C, pedestal wash hand basin, double shower cubicle with sliding glass door, radiator, tiling to splash back areas, extractor fan, vinyl tiled floor.

### **Bedroom Two**

11'3" x 8'7" (3.43 x 2.62)

UPVC double glazed window to rear elevation, radiator.

### **Bedroom Three**

7'8" x 9'8" (2.36 x 2.95)

UPVC double glazed window to rear elevation, radiator.

### **Bathroom**

UPVC obscured double glazed window to side elevation, radiator, suite comprising low level W/C, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, tiling to splash backs areas, extractor.

## **Externally**

### **Front Garden**

Tarmac driveway for off road parking, lawn area, gated side access.

### **Garage**

Single garage with up and over door, power and light connected.

### **Rear Garden**

Patio and lawn area, fully enclosed by timber fencing.

### **Agents Notes**

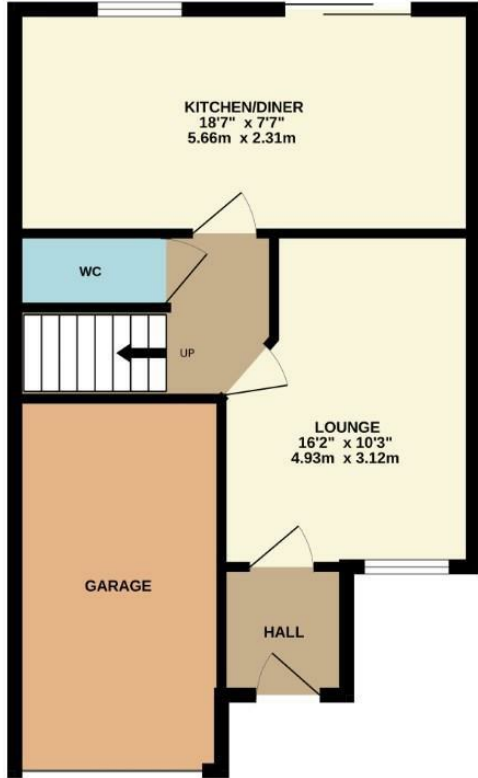
Local Authority: West Northamptonshire

Council Tax Band: D

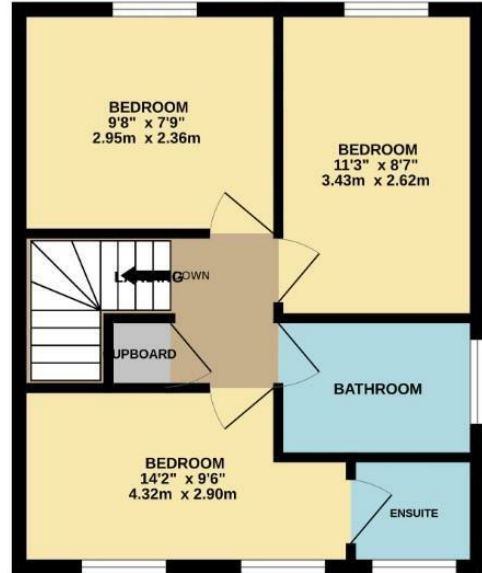




GROUND FLOOR



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>83</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>			
<i>Not energy efficient - higher running costs</i>			
<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 firm's employment has the authority to make or give any representation or warranty in respect of the property.