

**78 Lark Rise
Woodfields
NORTHAMPTON
NN3 8QT**

£190,000



- CUL-DE-SAC LOCATION
- TWO DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- SOLAR PANELS
- NO ONWARD CHAIN
- KITCHEN / DINER
- CLOSE TO LOCAL AMENITIES
- ENERGY RATING: C

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PERSONAL • PROFESSIONAL • PROACTIVE

This spacious home, situated at the end of a cul-de-sac, is available with no onward chain. The ground floor features an entrance hall, a lounge, a spacious kitchen/diner, and a utility room. Upstairs, you'll find two large double bedrooms, a family bathroom, and a separate W.C. The property also boasts a private rear garden and off-street parking at the front. Additional advantages include solar panels, double glazing and gas radiator heating throughout.

Ground Floor

Entrance Hall

Enter via double glazed door, stairs rising to first floor, door leading to lounge.

Lounge

11'8" x 13'0" (3.58 x 3.98)

Window to rear aspect, door leading to kitchen/diner.

Kitchen/Diner

17'7" x 10'3" (5.38 x 3.14)

Fitted with a range of wall and base level units with work surfaces over, tiled splash backs, stainless steel sink and drainer unit with mixer tap over, space for electric oven and cooker, space for washing machine, space for fridge, window to front aspect, door leading to utility room. The dining area has a window to the rear aspect and a door leading to the rear garden.

Utility Room

9'0" x 4'10" (2.75 x 1.49)

Space for fridge/freezer, door leading to front.

First Floor

Landing

Window to front aspect, storage cupboard, airing cupboard, doors to bedrooms, bathroom and W/C.

Bedroom One

11'8" x 12'11" (3.58 x 3.96)

Window to rear aspect.

Bedroom Two

11'7" x 10'3" (3.54 x 3.14)

Window to rear aspect.

Bathroom

5'10" x 4'11" (1.78 x 1.50)

Fitted with a two piece suite comprising panelled bath with fitted shower over, pedestal sink, full tiling to all walls, obscured window to front aspect.

Separate W/C

Fitted with a two piece suite comprising low level W/C, wall mounted hand basin, obscured window to front aspect.

Externally

Rear Garden

Gated garden laid mainly to lawn, patio area, enclosed by timber fencing, hard standing for shed, gated rear access.

Front Garden

Off road parking for one vehicle, steps leading down to front door.

Agents Notes

Local Authority: West Northamptonshire

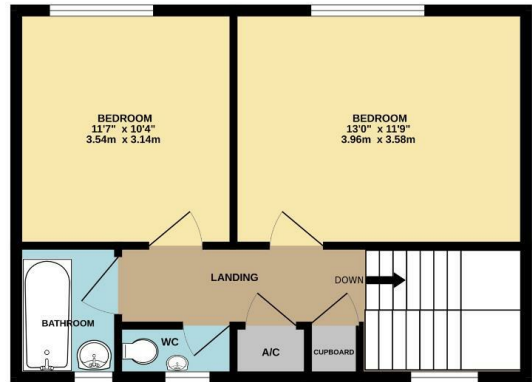
Council Tax Band: B



GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.

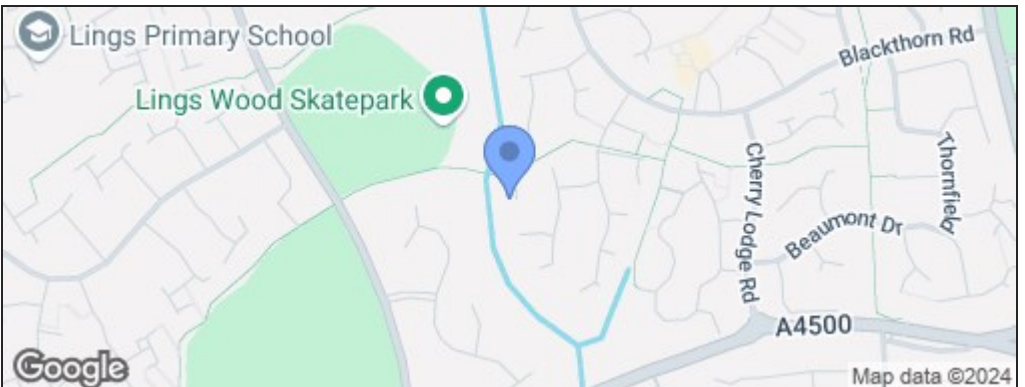


1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (85.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #c6e0b4; margin-right: 5px;"></div> 90 </div>
(81-91) B	
(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.