

**20 Lavant Walk
Parklands
NORTHAMPTON
NN3 6EL**

£260,000



- **EXTENDED MODERN BUNGALOW**
- **CUL-DE-SAC LOCATION**
- **GARAGE AND PARKING**
- **CLOSE TO BRADLAUGH FIELDS**

- **OPEN KITCHEN/DINING FAMILY ROOM**
- **TWO BEDROOMS**
- **NO UPPER CHAIN**
- **ENERGY PERFORMANCE RATING: TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Offered with no upper chain, an extended, two bedroom bungalow in the Parklands area of Northampton, situated in a quiet cul-de-sac location. The accommodation now comprises; an entrance porch, sitting room, a large extended and refitted open plan kitchen/diner, two bedrooms, and a family bathroom. Externally there is a garden to the rear and the frontage has off road parking for two or three vehicles leading to a garage. Benefits include uPVC double glazing, gas fired radiator heating, and ease of access to open greenspaces. Parklands is situated to the North of Northampton town centre, with a number of local shops and amenities close by as well as having a local bus service and nearby schools.

Internally

Porch

Entered via a double glazed entrance door, window to the front elevation, door to the sitting room.

Sitting Room

18'2 x 10'6 (5.54m x 3.20m)

Double glazed bay window to the front elevation, radiator, television point, feature fireplace, doors to the inner lobby and kitchen/diner.

Kitchen

16'2 x 7'9 (4.93m x 2.36m)

Refitted with a modern range of wall and base level units with complementary work surfaces over, inset electric oven and gas hob with an extractor over, space for an upright fridge/freezer, inset sink drainer, space and plumbing for an automatic washing machine and a dishwasher, double glazed window to the side elevation, peninsula breakfast bar, doors to the rear garden and garage, open to the dining area.

Dining Area

17'6 x 9'2 (5.33m x 2.79m)

Double glazed windows, sliding patio doors and French doors to the rear garden, radiator, television point.

Inner Lobby

Doors to bedrooms, bathroom and boiler cupboard.

Bedroom One

12'2 x 9'8 (3.71m x 2.95m)

Window to the front elevation, radiator, built-in wardrobes.

Bedroom Two

11'10 x 7'9 max (3.61m x 2.36m max)

Double glazed window to the rear elevation, radiator, built-in wardrobes.

Bathroom

Fitted with a modern white suite comprising; a panelled bath with a shower and screen over, pedestal sink and a low level W.C., heated towel rail, extractor fan, double glazed window to the rear elevation.

Externally

Front Garden

Bordered by maturing shrubs providing a privacy screen, path to the front door, laid mainly to gravel to provide further off road parking.

Rear Garden

Laid mainly to lawn, enclosed by timber fencing, garden shed/store, paved patio area.

Drive

A drive with off road parking leads to the garage.

Garage

A single garage with power and light connected, accessed via an up and over door with a courtesy door to the home.

Agents Notes:

Local Authority: South Northants

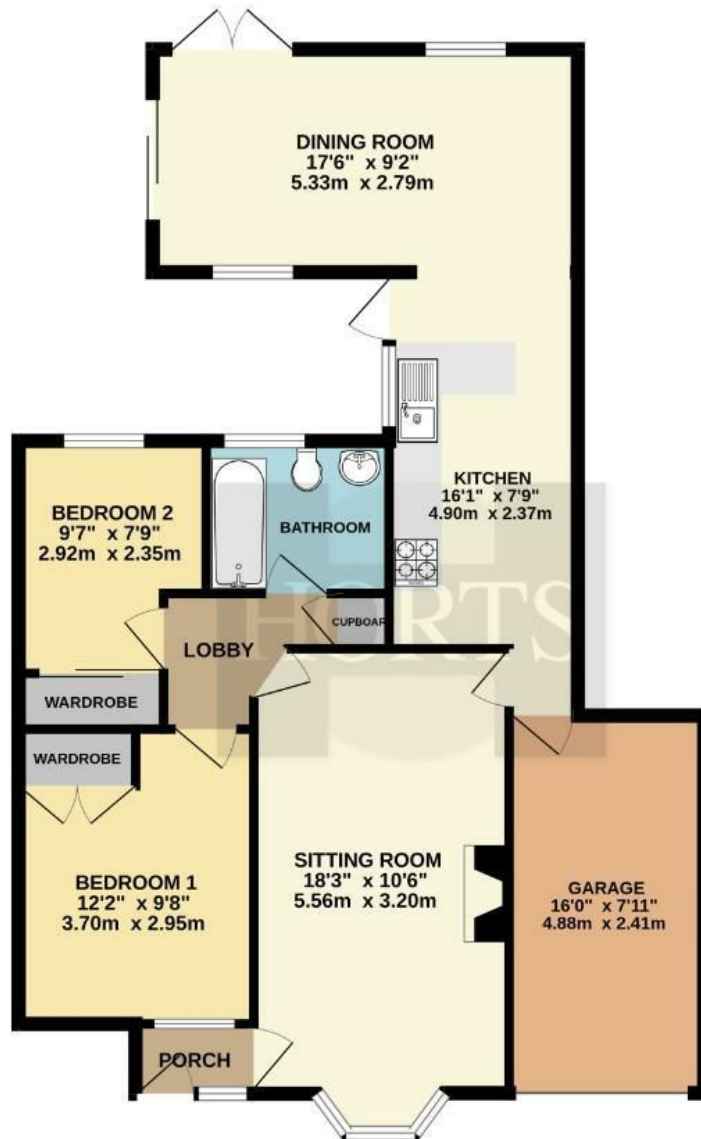
Council Tax Band: C

Energy Performance Rating: TBC.





GROUND FLOOR
899 sq.ft. (83.6 sq.m.) approx.

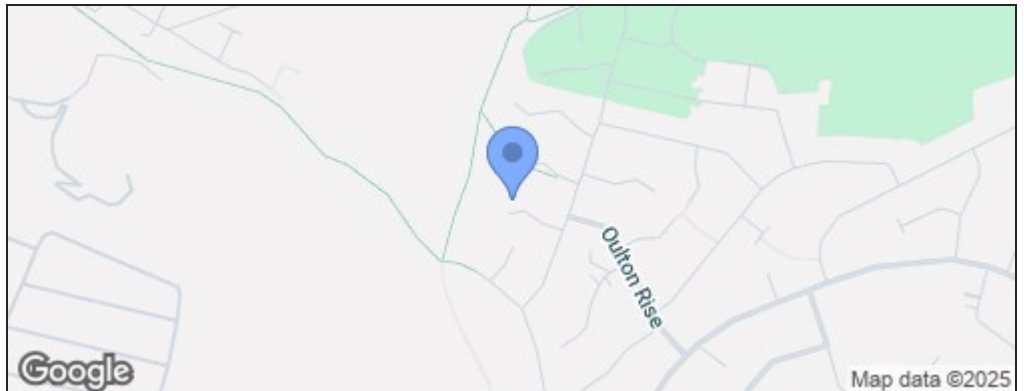


TOTAL FLOOR AREA : 899 sq.ft. (83.6 sq.m.) approx.

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.
Made with Metropix ©2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	



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 firms employment has the authority to make or give any representation or warranty in respect of the property.