

**21 Sansom Court
The Arbours
NORTHAMPTON
NN3 3RP**

£250,000



- **EXTENDED DETACHED BUNGALOW**
- **LARGE KITCHEN / DINER**
- **OFF ROAD PARKING**
- **DETACHED GARAGE**

- **TWO BEDROOMS**
- **CONSERVATORY**
- **PHOTOVOLTAIC SOLAR PANELS**
- **ENERGY EFFICIENCY RATING : C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A detached bungalow that has been extended and modified to create a spacious two bedroom property with a large kitchen/diner. Set in a quiet road close to road links and local amenities, the property is offered in good condition and a viewing is highly recommended. With accommodation comprising in brief; entrance hall, lounge, kitchen/diner, conservatory, two bedrooms, and a shower room. Externally there are front and rear gardens, a block paved driveway offering off road parking, and a detached garage. The property also benefits from UPVC double glazing, gas central heating, and photovoltaic solar panels.

Entrance Hall

Enter via composite door, wooden laminate flooring, two storage cupboards, radiator.

Lounge

14'3" x 9'11" (4.36 x 3.03)

UPVC patio doors to rear aspect, radiator.

Conservatory

9'1" x 7'10" (2.78 x 2.40)

Of UPVC construction, door leading to rear garden, ceramic tiled flooring, radiator.

Kitchen / Diner

18'8" x 10'1" (5.70 x 3.08)

UPVC window to side aspect, UPVC window and door to rear aspect, a range of wall and base units with laminate work surfaces, integrated oven, gas hob with extractor over, spaces for various appliances, radiator.

Bedroom One

10'1" x 9'11" (3.08 x 3.03)

UPVC window to front aspect, fitted wardrobes, radiator.

Bedroom Two

10'2" x 6'10" (3.11 x 2.09)

UPVC window to front aspect, radiator.

Shower Room

7'3" x 6'0" max (2.21 x 1.85 max)

Obscure UPVC window to side aspect, tiled shower cubicle, low level wc, inset sink with storage under, radiator.

Front Garden

Stone chip bed with various flowers and shrubs, block paved driveway offering off road parking for multiple vehicles.

Rear Garden

Patio and gravel areas with various flowers and shrubs, wooden shed, gated side access, side garage access, enclosed by wooden fencing.

Detached Garage

17'4" x 8'2" (5.29 x 2.50)

Up and over door, power and light connected.

Agents Note

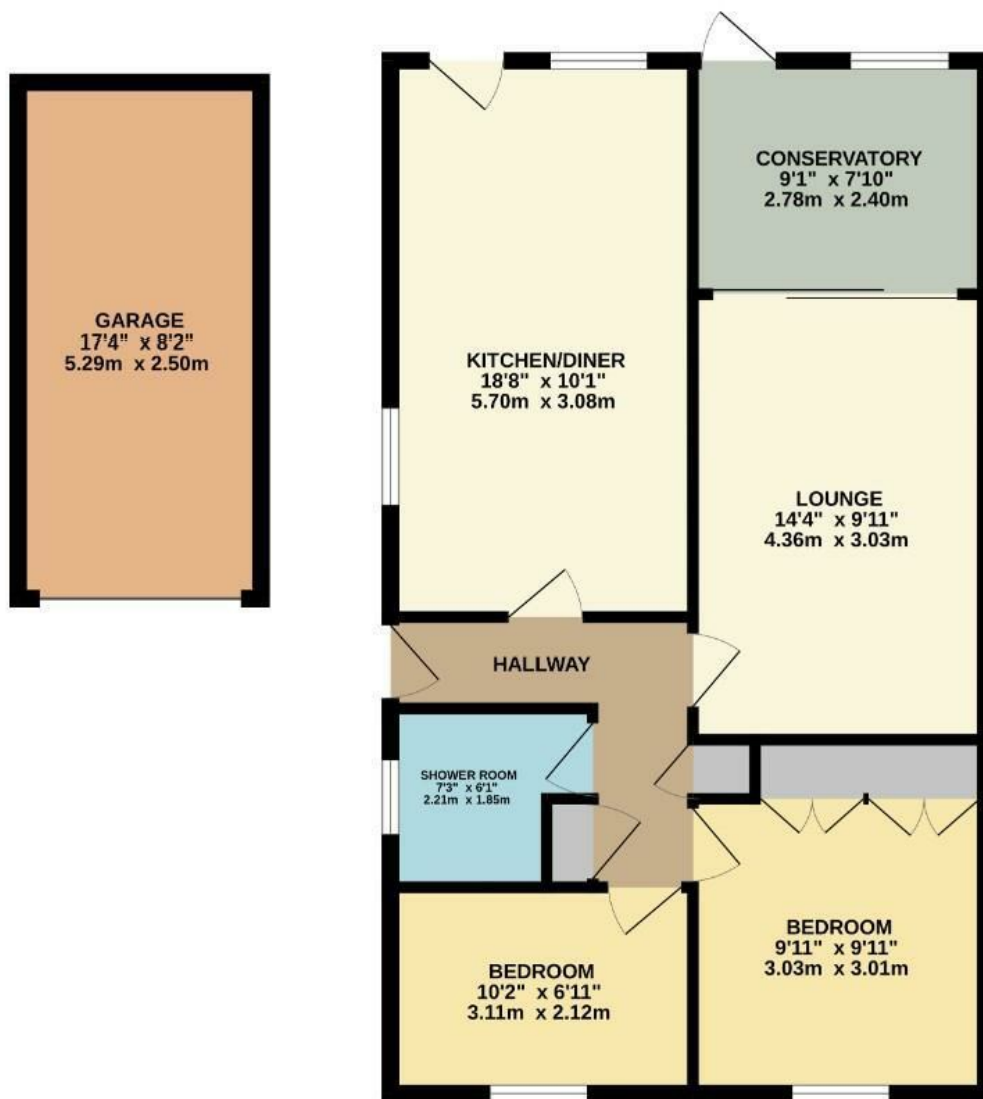
Local Authority: West Northamptonshire

Council Tax Band: C





GROUND FLOOR
840 sq.ft. (78.1 sq.m.) approx.

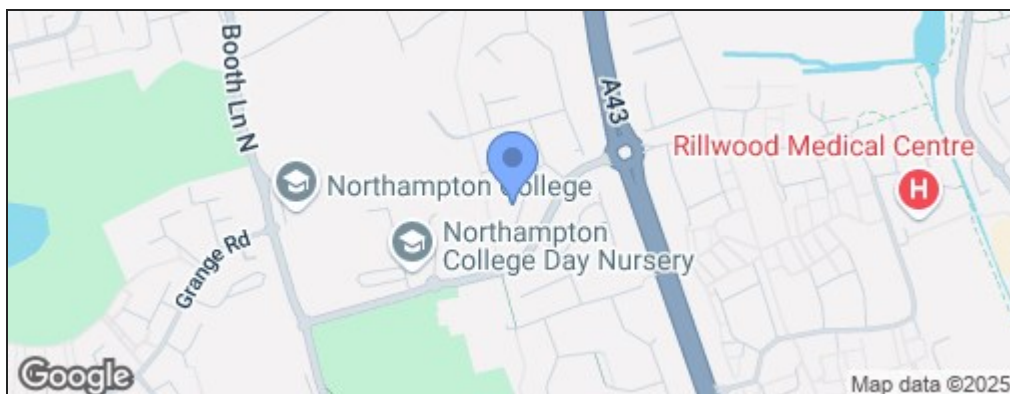


TOTAL FLOOR AREA : 840 sq.ft. (78.1 sq.m.) approx.

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.
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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.