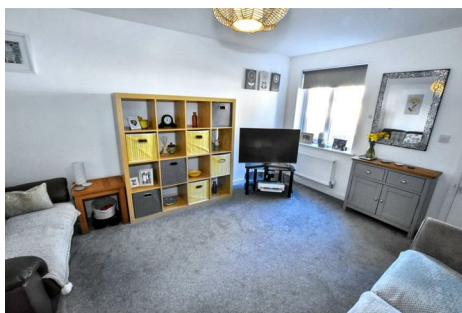


**44 Chancellor Court
Scholars Green
NORTHAMPTON
NN2 7AP**

£280,000



- **THREE DOUBLE BEDROOMS**
- **OFF ROAD PARKING**
- **SOUTHERLY FACING GARDEN**
- **CUL-DE-SAC LOCATION**

- **NO UPPER CHAIN**
- **GROUND FLOOR W.C.**
- **EN-SUITE SHOWER ROOM**
- **ENERGY PERFORMANCE RATING: B**

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PERSONAL • PROFESSIONAL • PROACTIVE

Offered with no upper chain, this attractive three double bedroom, semi-detached townhouse in the sought after Scholars Green development, Kingsthorpe. This modern home offers spacious living across

three floors, with accommodation comprising: an entrance hall, a lounge, downstairs W/C, and a stylish kitchen/diner on the ground floor. To the first floor there are two generously sized double bedrooms and a well-appointed family bathroom and on the top floor there is a master bedroom complete with an en-suite shower room. Outside, there is a southerly facing rear garden and off road parking for two cars on a block paved drive at the front. Additional benefits include gas radiator central heating, double glazing, and the remaining NHBC certificate. Ideally located near local amenities, schools, and transport links, this property is perfect for families and professionals.

Ground Floor

Entrance Porch

Entered via a panelled entrance door with obscure glass window, radiator, door to;

Lounge

14'8 x 11'10 (4.47m x 3.61m)

Double glazed window to the front aspect, television point, radiator, under stairs storage cupboard, door to the lobby.

Lobby

Stairs to the first floor, doors to the kitchen and cloakroom W.C.

Cloakroom W.C.

Fitted with a suite comprising; a low level W.C. and a wash basin, radiator, extractor fan.

Kitchen/Diner

11'10 x 8'10 (3.61m x 2.69m)

Fitted with a range of wall and base level units with work surfaces over, inset one and a half bowl sink drainer unit with a mixer tap over, integrated stainless steel electric oven and a gas hob with an extractor over, space and plumbing for a washing machine and dishwasher, fridge freezer point, radiator, tiling to splash back areas, space for a table and chairs, double glazed window and uPVC French doors to the rear garden.

First Floor

Landing

Doors to the first floor rooms, stairs to the second floor.

Bedroom Two

11'10 x 10'5 (3.61m x 3.18m)

Two double glazed windows to the front elevation, radiator.

Bedroom Three

11'10 x 8'9 (3.61m x 2.67m)

Double glazed window to the front elevation, radiator.

Bathroom

Fitted with a suite comprising; a panelled bath with a shower and screen over, low level W.C. and a wash basin, radiator, extractor fan, tiling to splash back areas, double glazed window to the side elevation.

Second Floor

Landing

Door to a large storage cupboard, further door to the main bedroom.

Bedroom One

16'10 x 8'7 (5.13m x 2.62m)

Double glazed window to the front elevation, radiator, loft access, television point, door to the en-suite shower room.

En-Suite

Fitted with a suite comprising; tiled shower cubicle, low level W.C. and a wash basin, radiator, extractor fan, tiling to splash back areas, double glazed skylight window to the rear elevation.

Outside

Frontage

Block paved driveway providing off road parking for two cars, pathway leading to the front door, gated side access to the rear.

Rear Garden

A low maintenance, southerly facing garden with a paved patio area, laid mainly to gravelled areas, outside tap, gated side access, timber fence enclosed.

Agents Notes:

West Northamptonshire Council

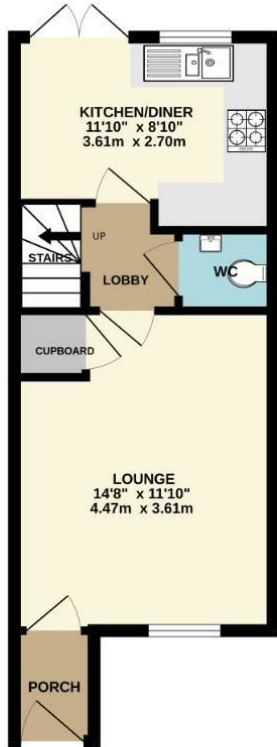
Council Tax Band: C

Service Charge: TBC

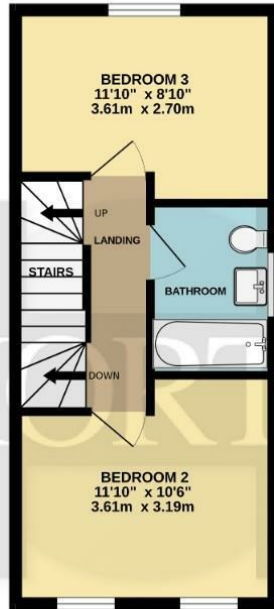




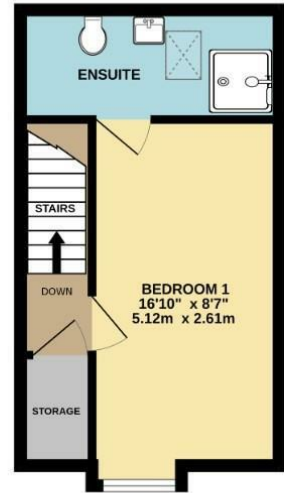
GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.

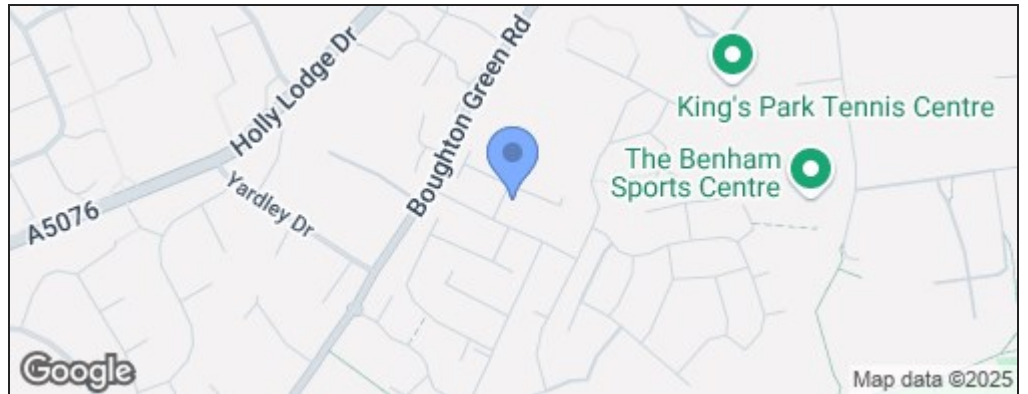


2ND FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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		95
(81-91) B	83	
(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.