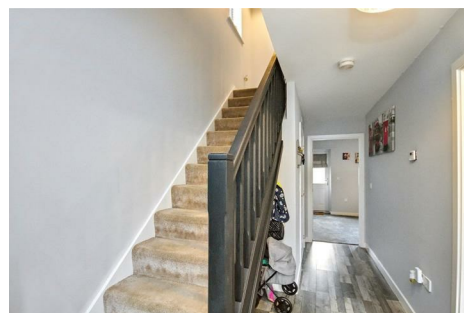


**1 Dover Close
St Crispins
NORTHAMPTON
NN5 4WJ**

£128,250



- **SHARED OWNERSHIP**
- **THREE BEDROOMS**
- **OPEN PLAN KITCHEN/DINER**
- **REFITTED LUXURIOUS BATHROOM**

- **SOUGHT AFTER LOCATION**
- **SPACIOUS LOUNGE**
- **CLOAKROOM/WC**
- **ENERGY EFFECIENCY RATING: B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A 45% share is available for this beautifully presented three bedroom semi detached family home, ideally located within walking distance of St Crispin's and Duston High Street, offering an excellent range of local shops, amenities, and services.

The well designed accommodation comprises an entrance hall, cloakroom, and an open plan kitchen/diner, perfect for modern living. The spacious living room, positioned at the rear of the home, features a door leading directly onto a patio. Upstairs, you'll find two double bedrooms and a generous single. The refitted, luxurious family bathroom boasts a stylish three piece suite with a shower over the bath.

The property benefits from double glazing, gas fired central heating via a condensing combination gas boiler, and zone controlled heating, ensuring energy efficiency and comfort all year round. With an EPC rating of B, this home offers excellent energy performance.

Externally, the rear garden features a patio area leading onto a neatly kept lawn, providing the perfect outdoor space. Additionally, a driveway to the side provides off road parking for two cars.

Shared ownership is an excellent way to get onto the property ladder. Contact us today to find out more.

Ground Floor

Entrance Hall

UPVC double glazed front door leading into the hallway. Doors to all ground floor rooms. Radiator. Stairs to the first floor with storage space underneath.

Cloakroom

UPVC double glazed obscure window to the side aspect. Fitted with a low level flush WC and a pedestal wash hand basin. Radiator.

Lounge

16'11" x 9'8" (5.16m x 2.95m)

A bright and spacious living area with a UPVC double glazed window and door to the rear aspect, providing direct access to the garden. Radiator.

Kitchen/Diner

16'6" x 9'8" (5.05m x 2.96m)

A well appointed kitchen/diner featuring a range of base and eye level units with worktops over. UPVC double glazed window to the front aspect. Integrated oven, hob, and extractor fan. Single drainer stainless steel sink with mixer tap. Plumbing for washing machine, integrated dishwasher, with space for a fridge/freezer. Tiled splashbacks. Radiator.

First Floor

Landing

UPVC double glazed window to the side aspect. Loft access to the roof space. Doors leading to:

Bedroom One

11'5" x 10'1" (3.49m x 3.08m)

A well sized double bedroom with a UPVC double glazed window to the rear aspect. Radiator.

Bedroom Two

14'9" x 7'8" (4.52 x 2.36m)

Another spacious double bedroom with a UPVC double glazed window to the front aspect. Radiator.

Bedroom Three

11'4" max x 8'10" max (3.46m max x 2.71m max)

A generous single bedroom with a UPVC double glazed window to the front aspect. Built in cupboard over the stairs. Radiator.

Bathroom

Refitted and modernised family bathroom featuring a D-shaped bath with a shower over and a glass shower screen. Low level WC and wash hand basin set into a stylish vanity unit. Fully tiled around the bath area, with half height tiling to the remainder. Tiled flooring. Extractor fan and chrome heated towel rail. UPVC obscure window to the rear aspect.

Externally

Front Garden

Decorative gravel beds with a pathway leading to the front door. Storm porch providing shelter. Driveway to the side offers off road parking for two cars.

Rear Garden

Fully enclosed with timber fencing, featuring a patio area leading onto a well maintained lawn. Gated access to the front of the property.

Agent Notes

West Northamptonshire Council
Council Tax Band C

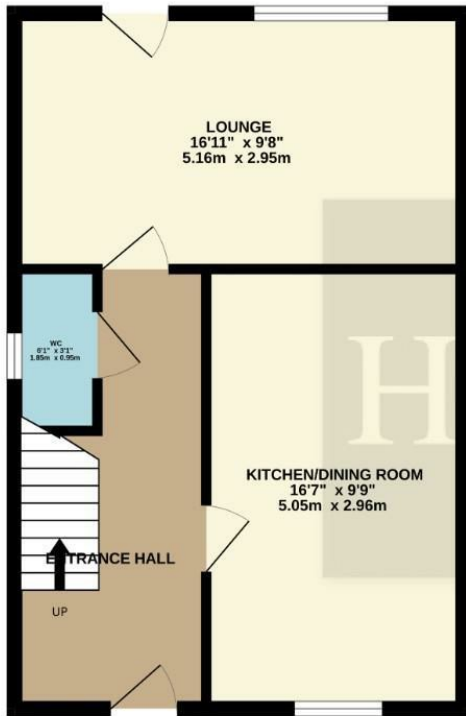
In accordance with Section 21 of the Estate Agents Act 1979, we disclose that a personal interest exists in this property transaction, as it is being sold by a connected person, such as an employee, associate, or employer of our agency.

- Lease granted on 15/10/2015 for a term of 99 years.
- The new owner will be liable to pay a rent to Amplius for the remaining 55% in our ownership. The current amount is £369.68 plus building insurance of £7.26 (from 01/04/25).
- A monthly Management charge of £25.95 is also payable (from 01/04/25).

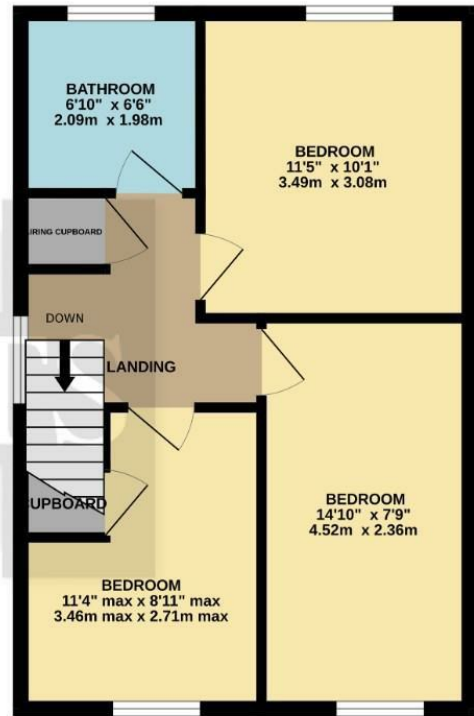




GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.




1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.

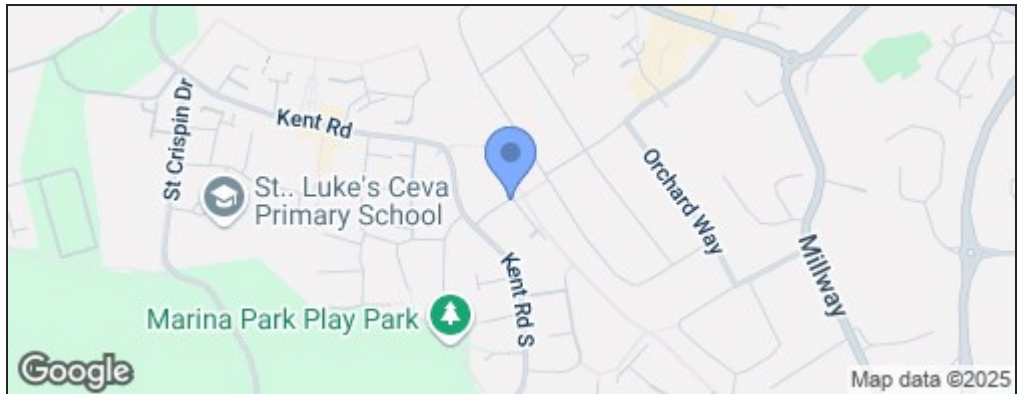


TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.

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	84	95
(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.