

**7 Scott Close  
St Crispin  
NORTHAMPTON  
NN5 4DZ**

**£430,000**



- **DETACHED FAMILY HOME**
- **REFITTED & REMODELLED KITCHEN/DINER**
- **DRIVEWAY TO THE FRONT**
- **EN-SUITE TO MASTER BEDROOM**
- **CLOSE TO LOCAL SCHOOLS & AMENITIES**

- **CUL-DE-SAC LOCATION**
- **GARAGE CONVERSION**
- **DOWNSTAIRS CLOAKROOM**
- **ENCLOSED REAR GARDEN**
- **ENERGY RATING: B**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A beautifully remodelled family home offers spacious and versatile living throughout and nestled in a quiet cul-de-sac. The ground floor features a spacious entrance hall, a convenient cloakroom, a bright lounge with French doors opening onto the rear garden, a stylish refitted kitchen/diner with integrated appliances, and a generous family room converted from the original garage for added space. Upstairs, you'll find four well-proportioned double bedrooms, including a master with fitted wardrobes and an en-suite, as well as a modern family bathroom. Outside, the property benefits from a front garden with driveway parking and a private, enclosed garden to the rear which is perfect for outdoor entertaining. Additional features include double glazing and gas radiator heating.

## **Ground Floor**

### **Entrance Hall**

Enter via double glazed door, window to side aspect, stairs rising to first floor, Amtico flooring, door to cloakroom, family room, lounge, opening to kitchen/diner.

### **Cloakroom**

Fitted with a two piece suite comprising low level W/C, pedestal mounted sink, obscured window to front aspect, tiled splashbacks, Amtico flooring.

### **Lounge**

16'11" x 10'11" (5.18 x 3.35)

Windows and French doors leading to rear garden.

### **Family Room**

18'6" x 8'7" (5.65 x 2.62)

Window to front aspect.

### **Kitchen/Diner**

25'10" x 12'2" max (7.88 x 3.71 max)

Refitted with a range of wall and base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, fitted electric double oven, gas hob with extractor over, integrated fridge/freezer, washing machine and dishwasher, tiled splash backs, Amtico flooring, window to rear aspect, door leading to side garden, window to front aspect.

## **First Floor**

### **Landing**

Loft access, doors to all rooms.

### **Bedroom One**

14'1" x 14'0" (4.30 x 4.27)

Fully fitted wardrobes, window to front aspect, door leading to en-suite.

### **En-Suite**

Refitted with a three piece suite comprising low level W/C, pedestal sink, shower cubicle with fitted shower over, tiled splashbacks, Amtico flooring, obscure window to front aspect, extractor fan.

### **Bedroom Two**

11'6" x 10'6" (3.52 x 3.21)

Window to rear aspect.

**Bedroom Three**

13'9" x 9'3" (4.2 x 2.82)

Window to front aspect.

**Bedroom Four**

9'5" x 9'8" (2.88 x 2.95)

Window to rear aspect.

**Family Bathroom**

Refitted with three piece suite comprising low level W/C, pedestal mounted sink, panel bath with fitted shower over, tiled splashbacks, Amtico flooring, chrome ladder radiator, obscured window to rear aspect.

**Externally****Front Garden**

Driveway providing off road parking for two vehicles, lawn area.

**Rear Garden**

Laid to patio and lawn, enclosed by timber fencing, gated side access, hard standing for shed, borders with various established plants and shrubs.

**Agents Notes**

Local Authority: West Northamptonshire

Council Tax Band: F

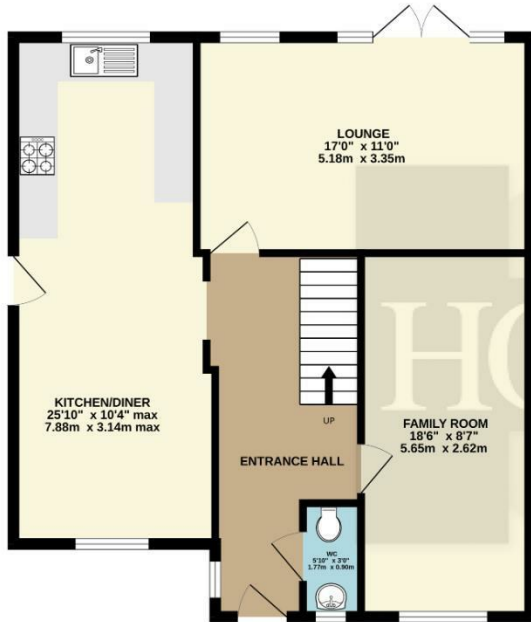




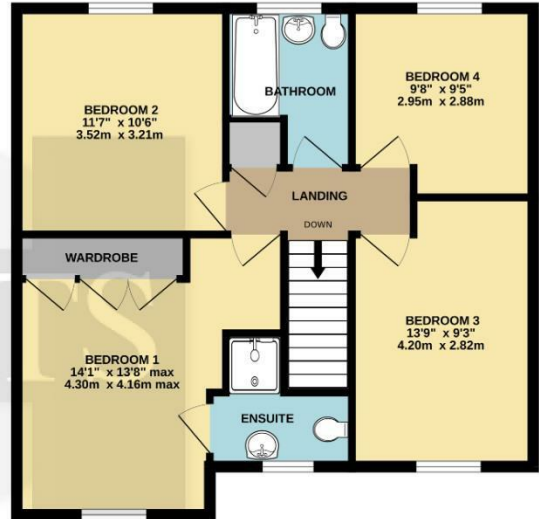




GROUND FLOOR  
741 sq.ft. (68.8 sq.m.) approx.



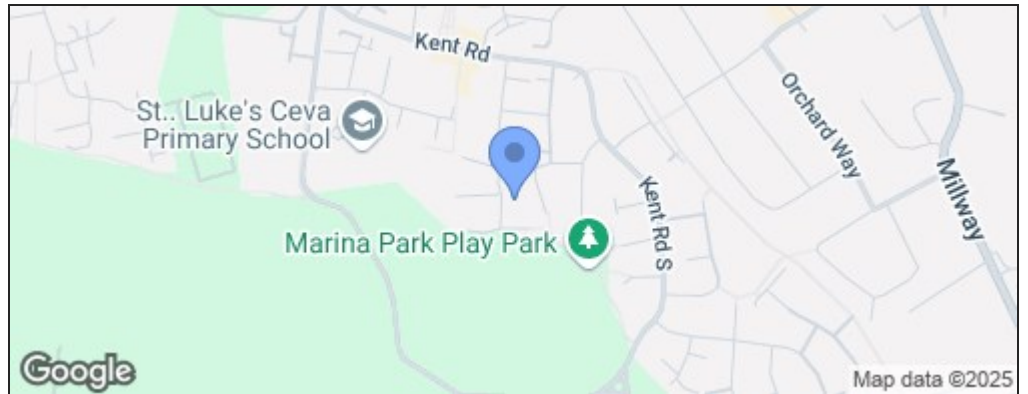
1ST FLOOR  
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1382 sq.ft. (128.4 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) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.