

**11 Oleander Crescent
Cherry Lodge
NORTHAMPTON
NN3 8QP**

£250,000



- **DETACHED FAMILY HOME**
- **NO ONWARD CHAIN**
- **DRIVEWAY & GARAGE**
- **DOUBLE GLAZING**
- **CLOSE TO LOCAL AMENITIES**

- **THREE BEDROOMS**
- **SEPERATE RECEPTION ROOMS**
- **ENCLOSED REAR GARDEN**
- **GAS RADIATOR HEATING**
- **ENERGY RATING: C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

**** We are acting in the sale of the above property and have received an offer of £245,000 on the above property.**

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place. **

Offered with no onward chain, this family home is set in this popular location. The ground floor includes an entrance porch, a bright lounge, a separate dining room with patio doors leading to the garden, and a kitchen. Upstairs, there are three bedrooms and a family bathroom. Outside, the front driveway provides access to the garage, while the rear boasts a private, enclosed garden. Additional benefits include uPVC double glazing and gas radiator heating.

Ground Floor

Entrance Hall

Enter via double glazed door, window to front aspect, door leading to lounge.

Lounge

15'3" x 12'11" (4.65 x 3.94)

Window to front aspect, door leading to dining room, stairs rising to first floor.

Dining Room

12'8" x 7'8" (3.88 x 2.36)

Sliding patio doors to rear garden, opening to kitchen.

Kitchen

12'6" x 7'0" (3.82 x 2.14)

Fitted with a range of wall and base units with work surface over, space for electric oven, stainless steel sink and drainer unit with mixer tap over, tiled splash backs, window to rear aspect, double glazed door leading to driveway, understairs storage cupboard.

First Floor

Landing

Window to side aspect, airing cupboard, doors to all rooms.

Bedroom One

8'9" x 13'6" (2.68 x 4.14)

Window to front aspect, built in wardrobe.

Bedroom Two

9'6" x 8'8" (2.90 x 2.66)

Window to rear aspect, built in wardrobe.

Bedroom Three

6'2" x 7'9" (1.88 x 2.38)

Window to front aspect, built in cupboard.

Bathroom

Fitted with a three piece suite comprising low level W/C, pedestal sink, panel bath with shower over, full height tiling to all walls, obscured window to rear aspect.

Externally

Front Garden

Paved driveway leading to garage, lawn area to the front with established shrubs.

Rear Garden

Enclosed by timber fencing, decked area, gated side access, various established trees.

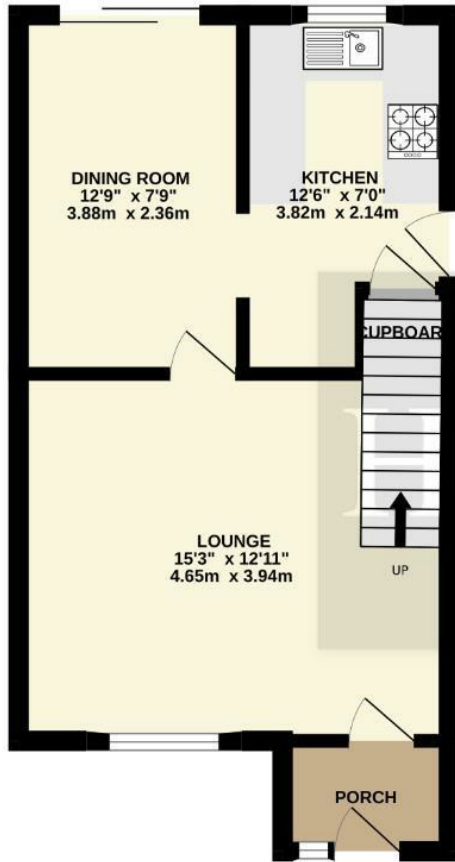
Agents Notes

Local Authority: West Northamptonshire

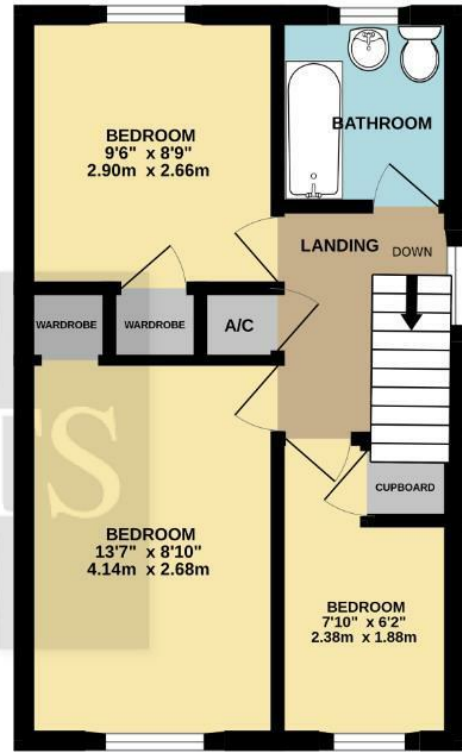
Council Tax Band: C



GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.

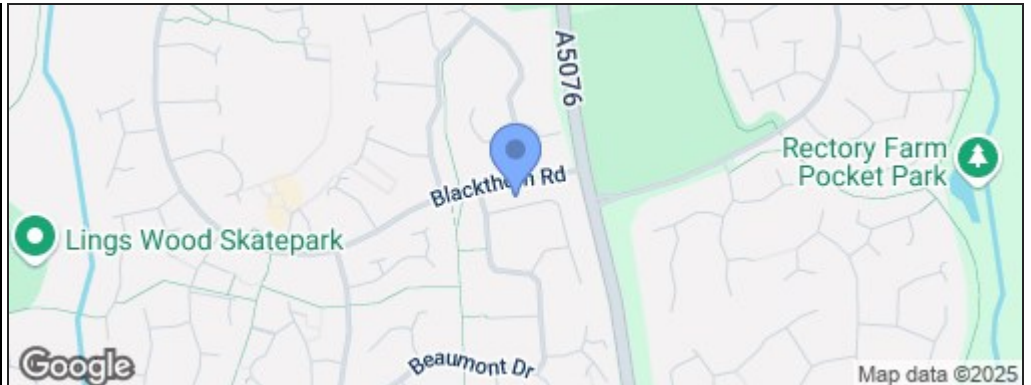


1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.5 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		86
(81-91) B		
(69-80) C	71	
(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.