

**23 Stevenson Street
Far Cotton
NORTHAMPTON
NN4 8PF**

£250,000



- **EXTENDED TO THE REAR**
- **TWO RECEPTION ROOMS**
- **REFITTED SHOWER ROOM**
- **DOUBLE GLAZING**

- **THREE BEDROOMS**
- **REFITTED KITCHEN**
- **OFF ROAD PARKING**
- **ENERGY PERFORMANCE RATING: C**

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PERSONAL • PROFESSIONAL • PROACTIVE

An extended and well presented three bedroom home, situated in the area of Far Cotton near to Delapre Abbey. The accommodation comprises; an entrance hall, generous lounge, refitted and well appointed kitchen with pantry, dining room/study and a refitted shower room on the ground floor, with three generous bedrooms on the first floor. To the front, there is off road parking for two vehicles and to the rear, the substantial, westerly facing rear garden offers privacy, as well as a large workshop and shed with power and light connected. Additional features include; gas radiator heating and double glazing.

Ground Floor

Entrance Hall

Entered via a composite door under a storm porch, stairs rising to first floor, radiator, doors to the sitting room and shower room as well as a doorway to the kitchen.

Sitting Room

15'10 x 10'11 (4.83m x 3.33m)

Double glazed window to the front elevation, inset fireplace with a log burner and stone hearth, radiator, television point, coving, laminate flooring.

Dining Room/Study

11'4 x 9'8 (3.45m x 2.95m)

Formerly used as a fourth bedroom. double glazed window to the rear elevation, fitted larder units, space for a large fridge/freezer.

Kitchen

10'11 x 7'7 (3.33m x 2.31m)

Refitted in a stylish range of wall and base level units with solid timber work surfaces over, inset 'Belfast' sink with a mixer tap over, integrated dishwasher and washing machine, gas range point with an extractor hood over, tiled splash back areas, tiled flooring, double glazed window to the rear elevation folding door to a walk-in pantry.

Shower room

Double glazed window to the front aspect, modern suite comprising; a low level W.C., wash hand basin in vanity unit, fully tiled quadrant shower cubicle, tiled walls to splash back areas, heated towel rail.

Landing

Loft access hatch, doors to the first floor rooms.

First Floor

Bedroom One

15'11 x 11'00 (4.85m x 3.35m)

Double glazed windows to the front and rear aspects, two radiators, built-in double wardrobe.

Bedroom Two

10'11 x 7'7 (3.33m x 2.31m)

Double glazed window to the rear elevation, radiator, television point, picture rail.

Bedroom Three

10'9 x 6'5 (3.28m x 1.96m)

Two double glazed windows to the front elevation, radiator.

Outside

Front Garden

Enclosed garden which has been converted to off road parking with gated access, path to the front porch.

Rear Garden

Westerly facing enclosed rear garden, planted with a variety of flowers and shrubs, decked and paved patio areas, long lawn, hard standing for a garden shed and to the far end a substantial barn/workshop with power and light connected.

Agents Notes:

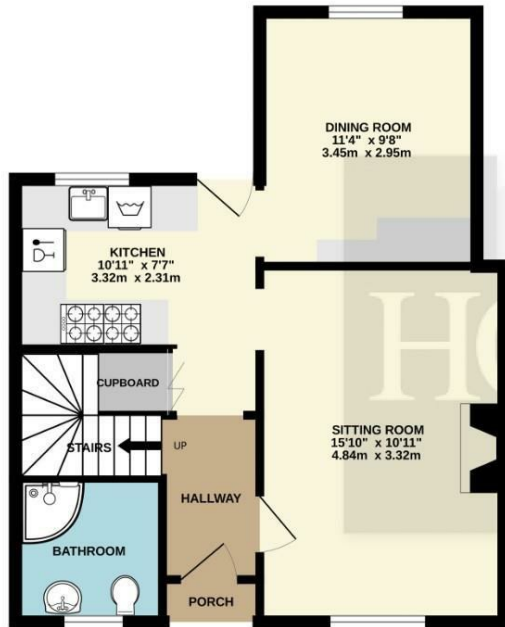
Council Tax Band: B

Energy Performance Rating: C

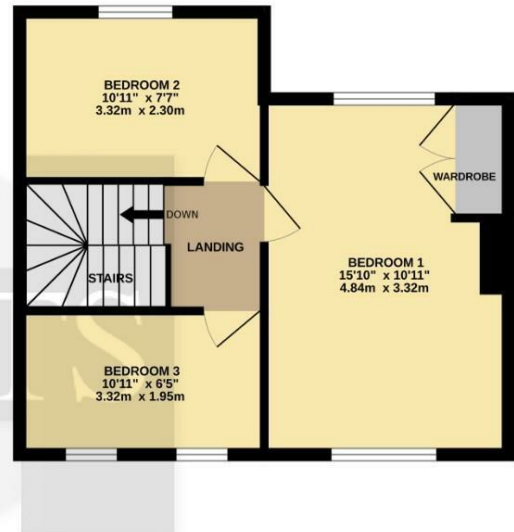




GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



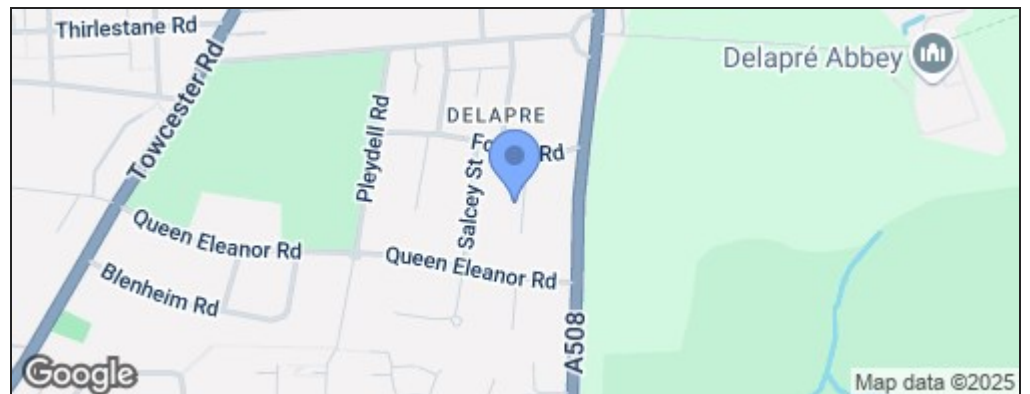
1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 875 sq.ft. (81.3 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		85
(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.