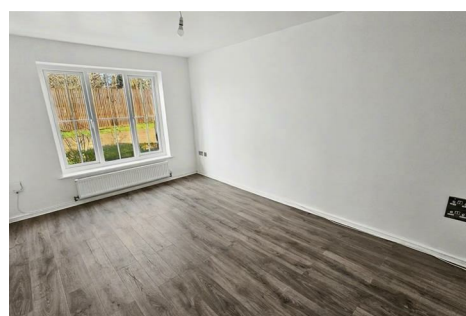


**21 Farmyard Close**

**NORTHAMPTON  
NN3 8BU**

**£310,000**



- **SEMI DETACHED**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING**

- **THREE BEDROOMS**
- **GAS TO RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING: B**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A modern, recently constructed, semi detached three bedroom property. The accommodation comprises of entrance hall, cloakroom, lounge and kitchen/dining room to the ground floor. The first floor comprises of three bedrooms and family bathroom. Additional benefits include UPVC double glazing, gas to radiator central heating, driveway with off road parking for several cars and front and rear gardens.

## **Ground Floor**

### **Entrance Hall**

Tiled flooring, radiator, stairs leading to first floor, built in cupboard, doors to:

### **Cloakroom**

Suite comprising low level WC, hand wash basin, tiled flooring, radiators, UPVC double glazed window to front.

### **Lounge**

15'4" x 10'1" (4.69 x 3.08)

Laminate flooring, radiators, UPVC double glazed windows to front.

### **Kitchen/Dining Room**

17'6" x 10'9" (5.34 x 3.30)

Modern fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, built in gas hob with extractor fan above, built in electric oven, built in fridge/freezer, dishwasher and washing machine, tiled flooring, UPVC double glazed window to rear, UPVC double glazed French doors to rear, four double glazed Velux windows to ceiling.

## **First Floor**

### **Landing**

Built in cupboard, access to loft, doors to:

### **Bedroom One**

10'11" x 9'0" (3.33 x 2.75)

Radiator, UPVC double glazed window to front.

### **Bedroom Two**

10'5" x 9'1" (3.18 x 2.78)

Radiator, UPVC double glazed window to rear.

### **Bedroom Three**

8'3" x 6'5" (2.53 x 1.98)

Radiator, UPVC double glazed window to rear.

### **Bathroom**

Suite comprising bath unit, separate tiled shower cubicle, hand wash basin, low level WC, heated towel rail, tiled splash areas, UPVC double glazed window to front.

## **Externally**

### **Front Garden**

Mainly laid to lawn with flower and shrub borders, block paved driveway to side providing off road parking.

**Rear Garden**

Paved patio area leading to lawn.

**Agents Notes**

Council Tax Band: B

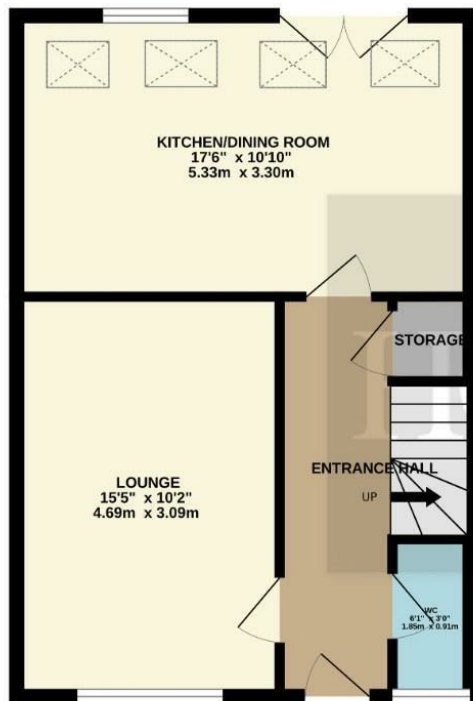




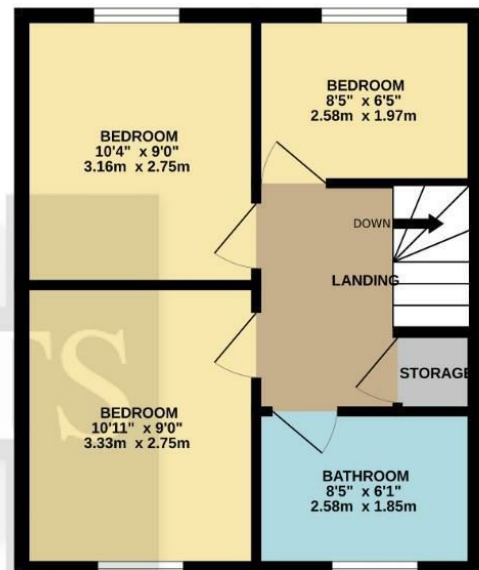




GROUND FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



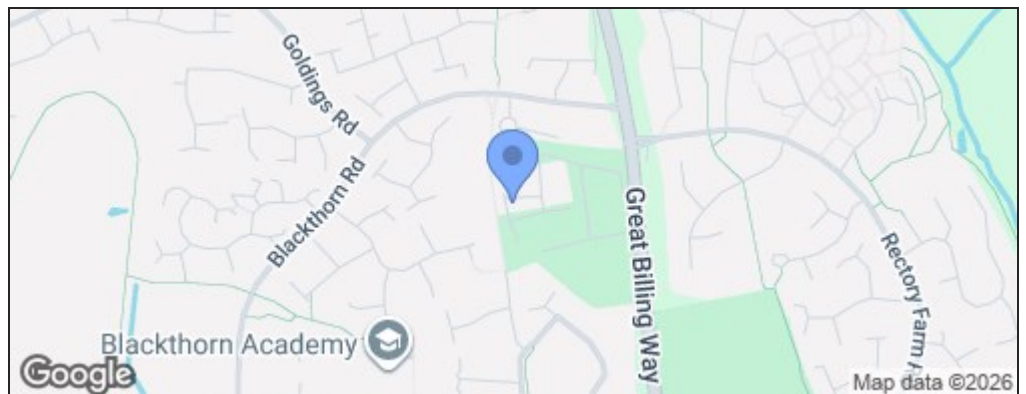
1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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>96</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 firms employment has the authority to make or give any representation or warranty in respect of the property.