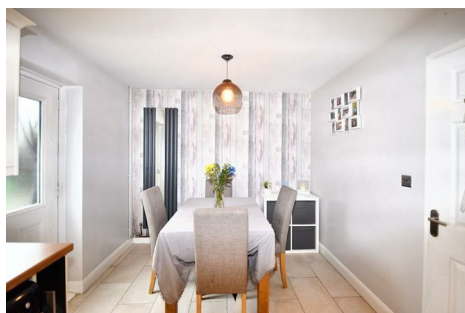


**49 St. Leonards Court  
Far Cotton  
NORTHAMPTON  
NN4 8BL**

**Offers Over £270,000**



- SEMI DETACHED
- KITCHEN / DINER
- OFF ROAD PARKING
- DOUBLE GLAZING

- THREE BEDROOMS
- CLOAKROOM
- ENCLOSED REAR GARDEN
- ENERGY EFFICIENCY RATING; C

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PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the heart of Far Cotton, at the end of a quiet cul-de-sac, and with in easy reach of Northampton Train Station, a three bedroom semi detached property on a corner plot. The accommodation comprises in brief: entrance hall, cloakroom, lounge and a kitchen/diner to the ground floor. The first floor comprises three bedrooms and refitted bathroom. Additional benefits include gas to radiator central heating, double glazing and off road parking.

## **Ground Floor**

### **Entrance Hall**

Entry gained via composite double glazed door, Karndean flooring, stairs rising to first floor landing.

### **Cloakroom**

Frosted double glazed window to front aspect, low level W/C, wall mounted wash hand basin, radiator.

### **Lounge**

13'9" x 10'4" (4.20 x 3.15)

Double glazed window to front aspect, radiator, understairs storage cupboard.

### **Kitchen/Diner**

17'1" x 8'11" (5.22 x 2.74)

Double glazed window and door to rear aspect, fitted with a range of wall and base units, roll edge work surfaces, enamel sink and drainer with mixer tap over, space for washing machine, fitted appliances to include wine cooler, gas four ring hob with extractor over, oven, wall mounted boiler, complementary tiling, ceiling spotlights.

## **First Floor**

### **Landing**

Loft access, airing cupboard.

### **Bedroom One**

10'9" x 9'9" (3.30 x 2.99)

Double glazed window to rear aspect, radiator.

### **Bedroom Two**

13'8" x 6'10" (4.19 x 2.10)

Double glazed window to front aspect, radiator.

### **Bedroom Three**

9'9" x 6'0" (2.99 x 1.85)

Double glazed window to front aspect, radiator.

### **Refitted Bathroom**

Frosted double glazed window to rear aspect, bath with shower over, complementary tiling, low level W/C, heated towel rail, wash hand basin.

## **Externally**

### **Front Garden**

Providing off road parking for two cars.

### **Rear Garden**

Enclosed by wooden panel fencing, gated side access, lawn and patio areas.

**Agents Notes**

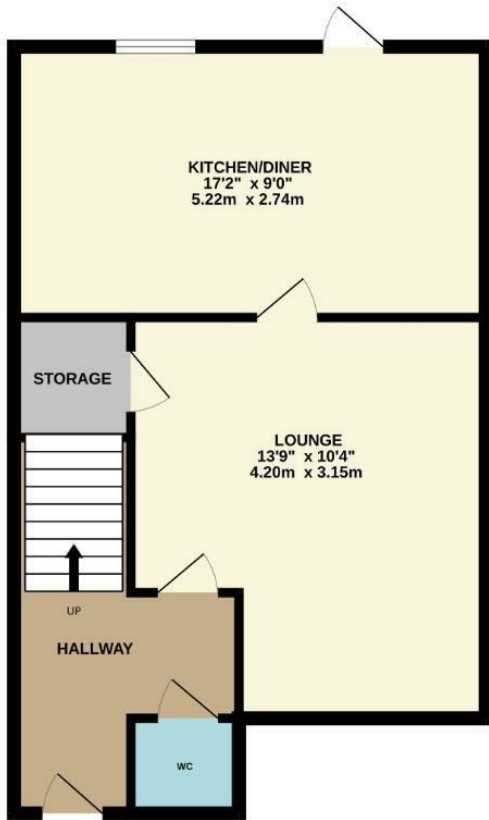
Local Authority: West Northamptonshire

Council Tax Band: C

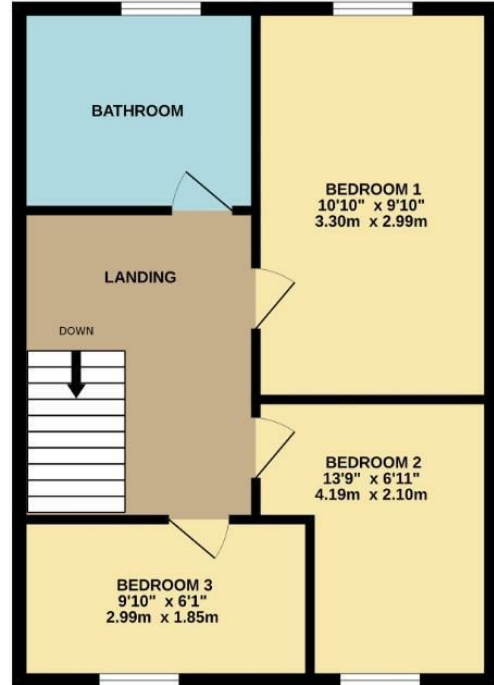




GROUND FLOOR

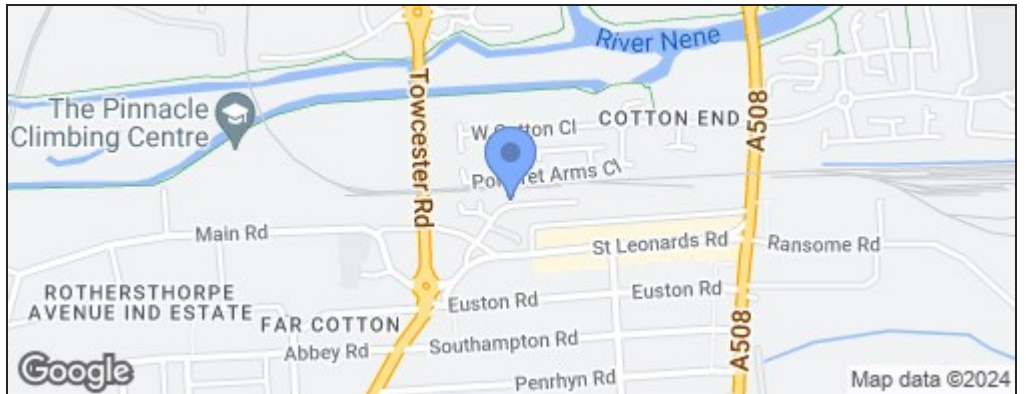


1ST FLOOR



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>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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.