

**24 Northfield Road  
Duston  
NORTHAMPTON  
NN5 6SW**

**£260,000**



- **NO ONWARD CHAIN**
- **SEMI-DETACHED FAMILY HOME**
- **DRIVEWAY FOR TWO VEHICLES**
- **DOUBLE GLAZING**
- **LOCAL AMENITIES NEARBY**

- **THREE BEDROOMS**
- **ENCLOSED REAR GARDEN**
- **GARAGE**
- **GAS RADIATOR HEATING**
- **ENERGY RATING: TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

This family home, available with no onward chain, features a welcoming entrance hall, a light and airy sitting room, a spacious kitchen/diner, and a convenient wet room on the ground floor. Upstairs, you'll find three comfortable bedrooms. The property boasts front and rear gardens, as well as a driveway leading to a garage. Additional benefits include double glazing and gas radiator heating.

## **Ground Floor**

### **Entrance Hall**

Enter via obscured UPVC double glazed door, window to side aspect, stairs rising to first floor, built in storage cupboards, doors to:

### **Lounge**

17'5" max x 10'9" max (5.32 max x 3.3 max)

Two windows to front aspect, gas fireplace with feature surround, built in understairs storage cupboard.

### **Kitchen/Diner**

12'4" x 9'4" (3.76 x 2.85)

Fitted with a range of wall and base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, space for electric cooker with extractor hood over, space for fridge/freezer, space and plumbing for washing machine, tiled splash backs, tiled flooring, window and double glazed door leading to rear garden.

### **Wetroom**

Fitted with three piece suite comprising low level W/C, pedestal sink, walk in shower area with electric shower over, tiled splashbacks, dual aspect obscured windows to side and rear, extractor fan.

## **First Floor**

### **Landing**

Window to side aspect, airing cupboard, loft access, doors to bedrooms.

### **Bedroom One**

11'6" x 10'3" (3.52 x 3.14)

Window to front aspect, built in wardrobes.

### **Bedroom Two**

12'4" x 9'8" (3.76 x 2.97)

Window to rear aspect.

### **Bedroom Three**

9'4" x 7'6" (2.86 x 2.29)

Window to rear aspect.

## **Externally**

### **Front Garden**

Laid to lawn, enclosed with hedge and plant borders, driveway providing off road parking leading to garage.

**Rear Garden**

Laid to patio and lawn, enclosed by timber fencing, access to garage, gated side access, shed, green house, established shrubs and trees.

**Agents Notes**

Local Authority: West Northamptonshire

Council Tax Band: C



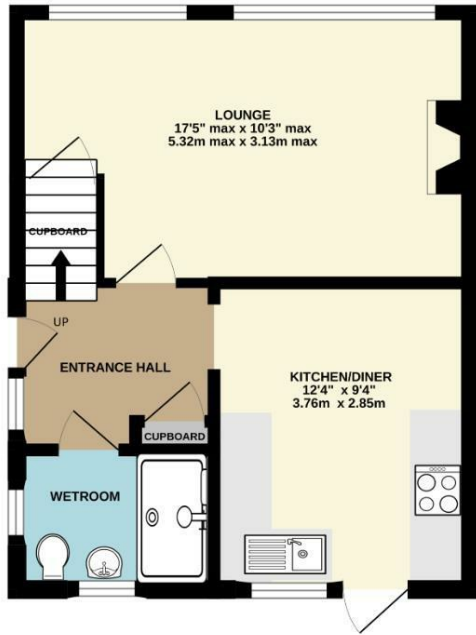




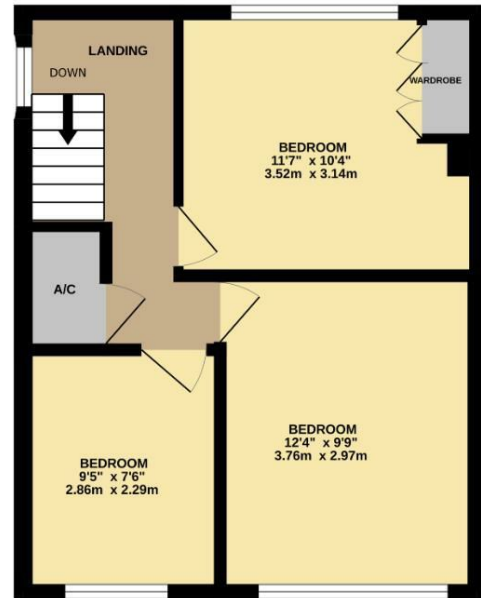




GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



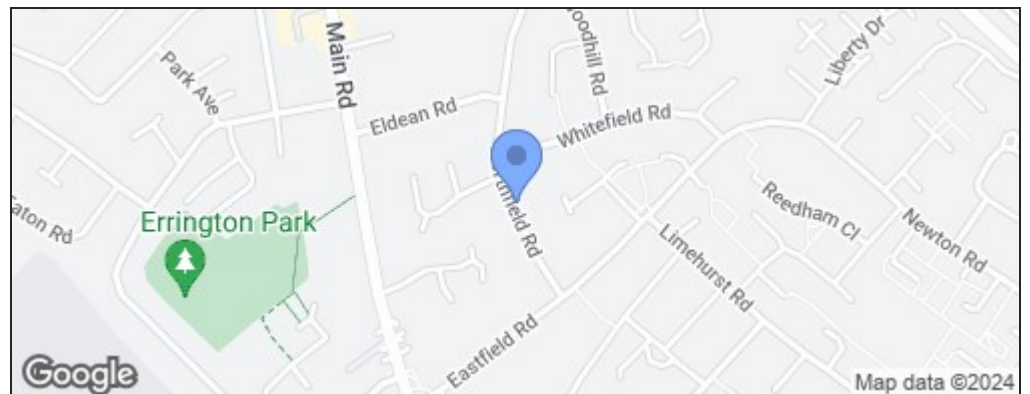
1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.6 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<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.