



10 Pinetrees, Weston Favell, Northampton, NN3 3ET
£340,000 Freehold

Offered to the market in immaculate condition throughout is this three bedroom semi-detached family home in the sought after location of Weston Favell Village, boasting a modern interior throughout and off road parking for several vehicles. The accommodation briefly comprises spacious entrance hall, re-fitted WC, open kitchen/dining room through to recently carpeted lounge with conservatory off. To the first floor are three double bedrooms and a bathroom to the first floor. Externally is a well maintained rear garden and frontage providing off road parking. EPC: D. Council Tax Band: C

**Immaculately Presented | Three Bedroom Semi-Detached Home | Off Road Parking & Garage
| Refitted Kitchen & Bathroom | Modern Interior Throughout | Conservatory**

modern marketing · traditional values

ENTRANCE HALL

Entry via obscure UPVC door to front. Radiator. Stairs rising to first floor landing. Wood flooring. Doors to connecting rooms.

WC

Fitted with a low level WC and wash hand basin set into vanity unit. Tiling to splash back areas and floor. Radiator.

LOUNGE 5.16m x 3.40m (16'11 x 11'2)

UPVC double glazed door to rear garden. Sliding door to conservatory. Two radiators. Feature fireplace with surround. Television point. Space for dining furniture. Real wood flooring. Door to:

KITCHEN/DINING ROOM 6.20m x 2.54m (20'4 x 8'4)

Refitted with a range of wall mounted and base level cabinets and drawers with work surface over. Five ring gas hob with extractor over. inset electric oven and microwave. Inset stainless steel sink and drainer unit with mixer tap over. Built in dishwasher. Space for upright fridge/freezer. Understairs storage. Vinyl floor. Obscure UPVC door to side elevation.

CONSERVATORY 2.72m x 3.12m (8'11 x 10'3)

Of UPVC and brick construction. UPVC double glazed French doors to rear. Radiator.

FIRST FLOOR LANDING

Doors to connecting rooms.

BEDROOM ONE 3.71m x 3.28m (12'2 x 10'9)

UPVC double glazed window to rear elevation. Radiator. Built in wardrobes.

BEDROOM TWO 3.07m x 3.07m (10'1 x 10'1)

UPVC double glazed window to front elevation. Radiator.

BEDROOM THREE 2.72m x 2.79m (8'11 x 9'2)

UPVC double glazed window to rear elevation. Radiator. Built in storage.

BATHROOM 2.51m x 1.80m (8'3 x 5'11)

Re-fitted suite comprising panelled bath with shower over and screen, low level WC and pedestal wash hand basin. Tiled splash backs and flooring.

OUTSIDE

FRONT GARDEN

Laid to block paving and gravel providing off road parking for several vehicles.

GARAGE 4.88m x 2.44m (16'0 x 8'0)

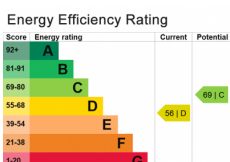
Brick built. Up and over door. Power and light. uPVC double glazed window to rear elevation.

REAR GARDEN

Mainly laid to lawn and enclosed by timber fencing. Block paved patio area. Gated side access.

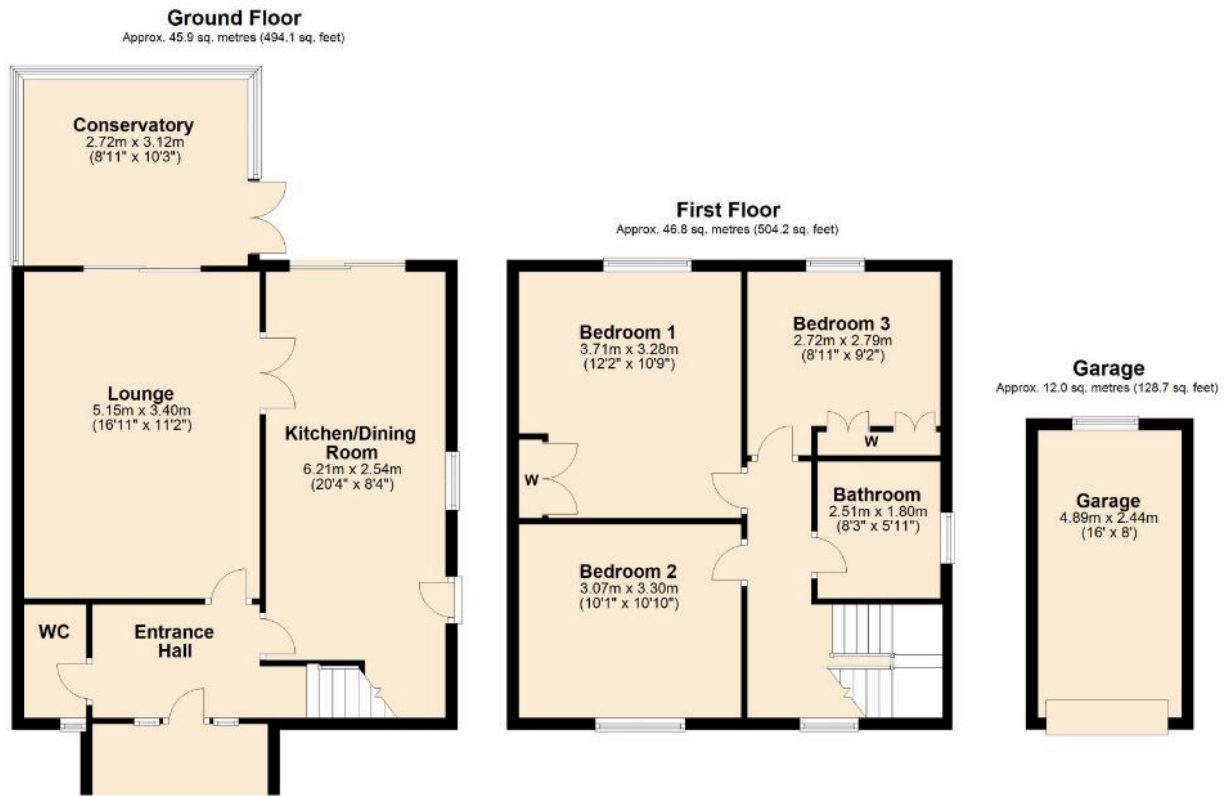
DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

10 Pinetrees, Weston Favell, Northampton NN3 3ET
£340,000 Freehold



Total area: approx. 104.7 sq. metres (1126.9 sq. feet)



LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

10 Pinetrees, Weston Favell, Northampton NN3 3ET
£340,000 Freehold

