



35 Lorraine Crescent | Northampton | NN3 6HW



Matthew  
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## Offers In Excess Of £200,000

Offered with no onward chain is this versatile and attractive semi-detached bungalow with a delightful, low maintenance west facing garden but in need of refurbishment. The property offers electric radiator heating system, fitted kitchen and bathroom, PVCu double glazing and an extension to the rear. Briefly comprising of an entrance hall, sitting room, kitchen, dining room/bedroom and two bedrooms. Gardens are provided to front and rear with space for off road parking. No onward chain.

- Three bedrooms
- Extended to the rear
- West facing garden
- Off road parking
- In need of refurbishment
- No onward chain

Part glazed wooden door leading to small storm porch area which in turn leads through an obscured glazed door to

### **Entrance Hall**

Doors to most principal rooms.

### **Sitting Room**

Bay window to front, radiator, fireplace with tiled surround, picture rail, TV point, Telephone point,

### **Kitchen**

Fitted with a base and matching eye level unit with rolled edge work surfaces above, inset single and drainer with mixer tap above, fold-able worktop space, space for washing machine, cooker, storage cupboards, window to side, doors to the outside and

### **Dining Room/Bedroom Three**

Window to side, radiator, cupboard housing hot water cylinder and immersion heater, TV point, telephone point, door to

### **Porch**

Of half brick and half PVC construction with door leading to garden and door to the side giving access to driveway, side path and brick built garden store.

### **Bedroom One**

Window to side, coving, parquet flooring.

### **Bedroom Two**

Window to front, parquet flooring under carpet.

### **Bathroom**

Fitted with a three piece suite comprising of low level WC, hand wash basin and bath with side panel, tiled splash areas, expelair, obscured window to side.

### **Outside**

The property is approached via concrete path running along the full side of the property giving access to the doors to the entrance hall, kitchen and porch. It sits behind a driveway for one car and small lawn area enclosed by hedging.

### **Rear Garden**

Immediately abutting the rear of the property is a concrete pathway which runs centrally down the garden, its is predominately laid to lawn with mature shrubs and planting throughout, the whole is enclosed with a combination of timber fencing and hedging.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.





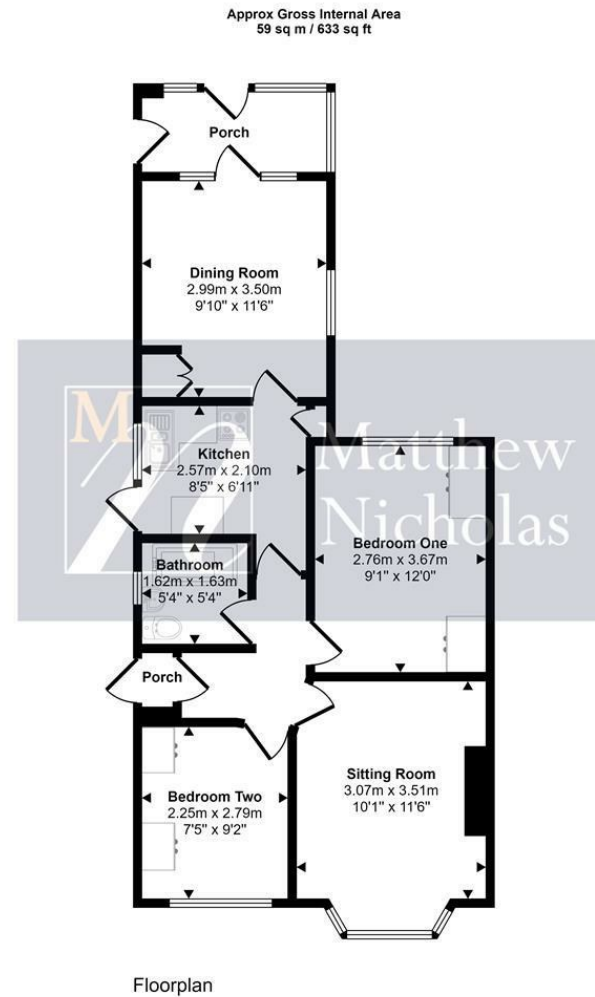
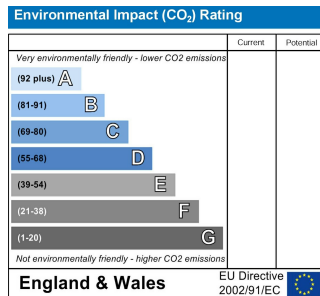
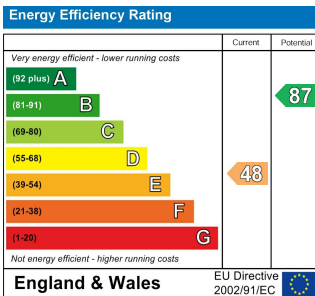
# Further Information



Local Authority: Northampton Borough Council

Tax Band: B

Floor Area: 633.00 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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