

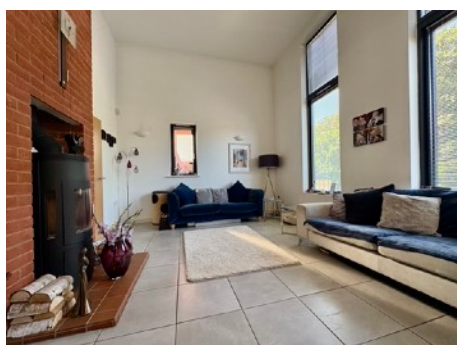


Good Choice are proud to offer for sale with NO UPPER CHAIN, this well presented, modern detached property situated in the popular area of Upton, nearby to schools, shops, Upton Country Park, Sixfields Leisure, major road links and Northampton Train Station.

Accommodation includes an entrance hall, inner hall, living room with log burner and high ceilings, WC and kitchen diner with utility cupboard. To the first floor are two double bedrooms and a family bathroom with the main bedroom and en-suite. Outside are landscaped, south facing rear gardens and a garage (B/149m2/M)

Key Features:

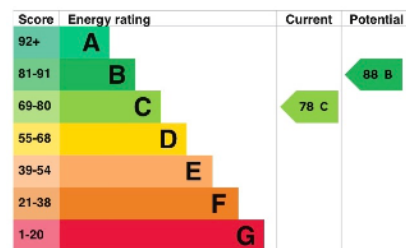
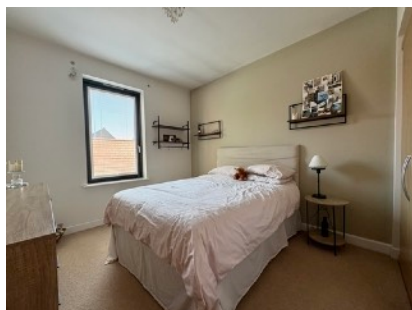
- NO UPPER CHAIN
- MODERN DETACHED PROPERTY
- SPACIOUS DESIGN WITH HIGH CEILINGS & GENEROUS ROOMS
- LARGE KITCHEN DINER WITH BI-FOLD DOORS TO THE GARDEN
- LIVING ROOM WITH LOG BURNER
- WC & UTILITY CUPBOARD
- THREE DOUBLE BEDROOMS
- EN-SUITE
- SOUTH FACING LANDSCAPED REAR GARDENS
- GARAGE
- COUNCIL TAX BAND E
- NEAR TO SCHOOLS, UPTON COUNTRY PARK, SHOPS, SIXFIELDS LEISURE, M1 AND NORTHAMPTON TRAIN STATION



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For more property information please see the 'Property Description' page on the Rightmove advert.



*UNDER FLOOR HEATING THROUGHOUT THE PROPERTY

Entrance Hall

Entered via a double glazed front door, durable flooring, vellum, double glazed window to the kitchen and door to the inner hall.

Inner Hall

Tiled flooring, stairs to the first floor, double glazed window to the side, cupboard and doors to:

Living Room

3.91m x 5.43m (12'10 x 17'10)

Tiled flooring, log burner, satellite point, double glazed windows to both sides and two to the front.

WC

1.02m x 1.66m (3'4 x 5'5)

Tiled flooring, dual flush WC, pedestal hand basin, tiling to water sensitive areas and extractor.

Kitchen Diner

5.05m x 7.42m (16'7 x 24'4)

Tiled flooring, base and wall units, worktops, stainless steel sink and drainer, fitted dishwasher and fridge freezer, electric Range cooker with gas hob, extractor, utility cupboard (space for washing machine and dryer) and double glazed Bi-Fold doors to the garden.

First Floor Landing

Carpet, double glazed window to the side, loft access (light, part boarded), stairs to bedroom one and doors to:

Bathroom

2.16m x 1.95m (7'1 x 6'5)

Tiled flooring, bath with shower over, dual flush WC, mounted wash basin with storage under, radiator, double glazed window to the side, tiling to water sensitive areas, cupboard and extractor.

Bedroom 2

3.65m x 2.97m (12' x 9'9)

Carpet, double glazed window to the rear and fitted wardrobe.

Bedroom 3

4.7m x 2.32m (15'5 x 7'7)

Carpet, cupboard and double glazed window to the rear.

Dressing Area

Steps up from the landing, double glazed window to the side and door to:

Bedroom 1

3.19m x 5.4m (10'6 x 17'9)

Carpet, two double glazed windows to the front, fitted wardrobes, cupboard and door to the en-suite.

En-Suite

1.76m x 2.03m (5'9 x 6'8)

Tiled flooring, shower cubicle, dual flush WC, mounted wash basin with storage under, radiator, double glazed window to the side, tiling to water sensitive areas and extractor.

Rear Garden

South facing, fence/wall enclosed, mainly laid to artificial lawn with large patio seating area, under cover decked seating area, shrubs/trees, tap, power points, door to the garage and gated rear access.

Front Garden

Low maintenance with fence/hedge boundary, gated access to a path leading to the front door and gated side access to the rear garden.

Agent's notes:

There are service charges of approx £250pa to the Land Trust and £200pa to First Port (Management Company).

The property benefits from Solar Panels that assist with the hot water

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Disclaimer: These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.