



99 Lancaster Way, Buckingham Fields, Northampton, NN4 8LU
£310,000 Freehold

An attractive three bedroom, link-detached, house built by MSSRS 'Bovis Homes' on the popular Buckingham Fields development on the south side of town close to the ring-road and M1 J15/15A. The accommodation comprises entrance hall, lounge, separate dining area, kitchen, cloakroom/WC, first floor landing, three bedrooms and a family bathroom. Outside is a front garden with driveway to the attached garage with door to rear garden. Gas central heating via a replacement 'Worcester' combination boiler and original timber framed double glazed windows. NO UPPER CHAIN. EPC Rating: C. Council Tax Band: C.

**Popular Development South of Town | Detached House | Downstairs WC | Three Bedrooms
| Driveway & Garage | No Chain**

modern marketing · traditional values

ENTRANCE HALL

Obscure sealed unit double glazed entrance door. Staircase rising to first floor landing. Radiator.

WC

Obscure sealed unit double glazed window to front elevation. Radiator. Refitted suite comprising low level WC and wash hand basin with cupboard below. Tiled floor.

LOUNGE 4.34m x 3.94m (14'3 x 12'11)

Sealed unit double glazed window to front elevation. Two radiators. Understairs cupboard. Dado rail. Opening to:

DINING ROOM 2.74m x 2.44m (9'0 x 8'0)

uPVC double glazed patio doors to garden. Radiator. Door to:

KITCHEN 2.69m x 2.39m (8'10 x 7'10)

Sealed unit double glazed window to rear elevation. Wall and base units. Work surfaces. Single drainer stainless steel sink unit with mixer tap. Built in oven and hob. Worcester wall mounted gas fired boiler.

FIRST FLOOR LANDING

Access to loft space. Airing cupboard with radiator.

BEDROOM ONE 3.66m x 2.87m (12'0 x 9'5)

Sealed unit double glazed window to front elevation. Radiator. Triple wardrobe.

BEDROOM TWO 2.72m x 3.05m (8'11 x 10'0)

Sealed unit double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.72m x 2.06m (8'11 x 6'9)

Sealed unit double glazed window to front elevation. Radiator. Overstairs bulkhead cupboard.

BATHROOM 1.65m x 1.85m (5'5 x 6'1)

Obscure sealed unit double glazed window to rear elevation. Radiator. Suite comprising panelled bath with shower, pedestal wash hand basin and low level WC. Tiling to walls and floor.

OUTSIDE

FRONT GARDEN

Laid to lawn and low level conifers. Tarmac driveway to garage.

GARAGE

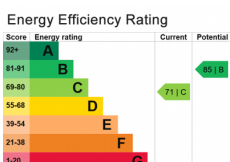
Up and over door. Courtesy door to garden. Storage space in eaves.

REAR GARDEN

Lawned with borders. Specimen twisted willow. Paved patio areas.

DRAFT DETAILS

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

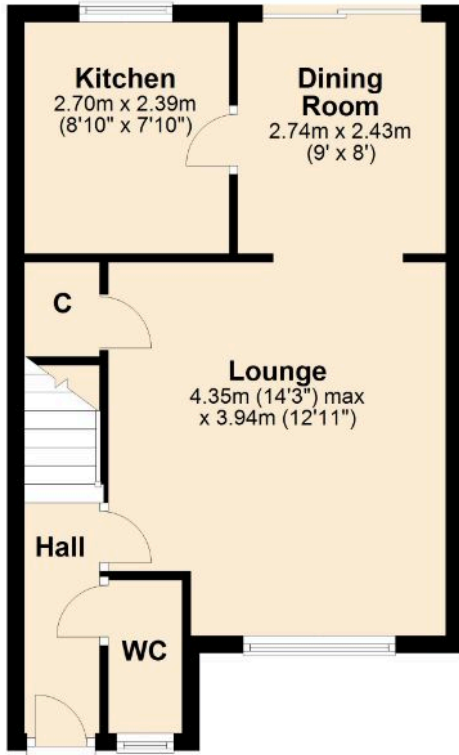


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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.

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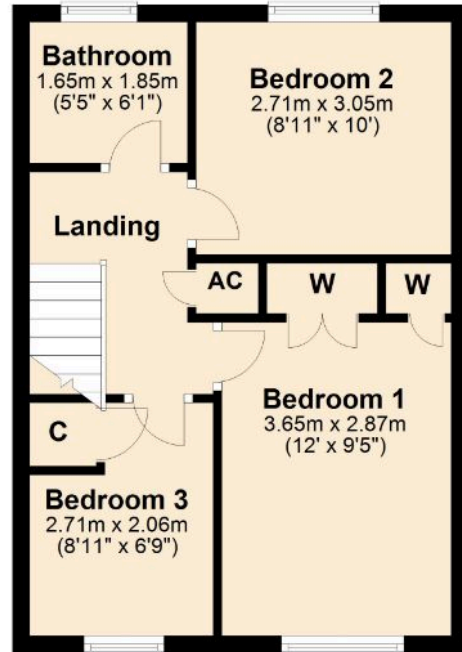
Ground Floor

Approx. 37.3 sq. metres (401.8 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.6 sq. feet)



Total area: approx. 73.2 sq. metres (787.4 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).

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