



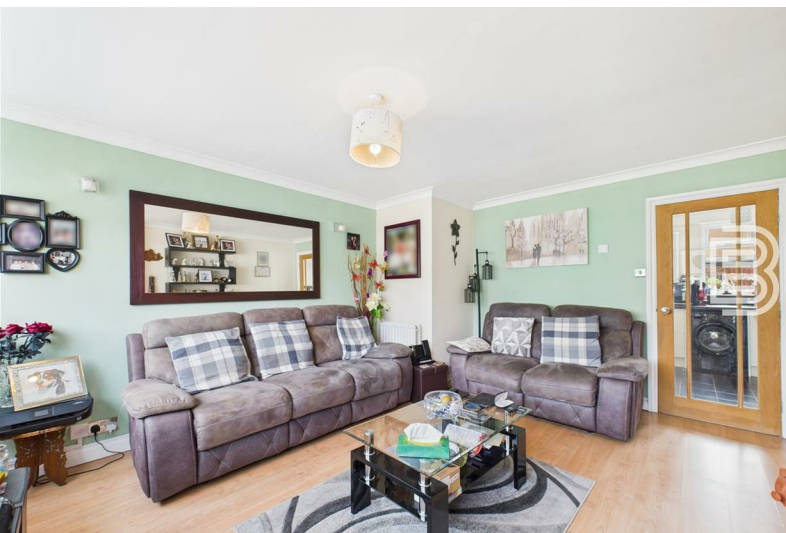
Ellis Brooke



3 Marsons Drive

Crick, Northampton, NN6 7TD

Guide price £275,000



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Entrance Hall

Accessed through a composite front door. The entrance hall has stairs that rise to the first floor and a door which gives access through to.

Living Room

12'5" x 14'11" (3.81m x 4.55m)

A spacious room with a large window to the front elevation. To the rear elevation of the room there is a door which gives access through to.

Kitchen/Diner

15'9" x 9'4" (4.82m x 2.87m)

With a window and sliding patio doors to the rear elevation, providing a view and access to the garden. The kitchen itself comprises of a range of base and eye level units with a complementary worktop over. Within the kitchen there is space for an oven, washing machine and fridge/freezer. The kitchen benefits from access to a useful under stair storage cupboard and an additional storage cupboard which houses the properties boiler. The room benefits from a fully tile floor throughout.

1st Floor Landing

The first floor landing has doors that provide access through to all first floor accommodation. In addition access to the loft is obtained via a loft hatch.

Bedroom 1

9'5" x 12'6" (2.88m x 3.83m)

A spacious double bedroom with a window to

the front elevation. This bedroom further benefits from a fitted storage cupboard.

Bedroom 2

9'4" x 9'7" (2.87m x 2.93m)

A good sized double bedroom that benefits from a window to the rear elevation that provides a view over the garden beyond. Within the bedroom, there is a useful fitted storage cupboard along with a further cupboard that houses the properties hot water cylinder.

Bedroom 3

6'0" x 6'8" (1.85m x 2.04m)

A single bedroom with a window to the front elevation.

Bathroom

6'0" x 6'3" (1.85m x 1.92m)

With a suite that comprises of a low level flush WC, wash hand basin and paneled bath with electric shower over. To the rear elevation there is a frosted window, the walls are part tiled and the floor is fully tiled. There is a wall mounted heated towel rail.

Front Garden and Parking

To the front of the home there is a spacious front garden, which in the main has been laid to gravel stone. A dropped curb provides access to the properties driveway, which provides off-road parking for numerous vehicle vehicles.

Rear Garden

An enclosed and private rear garden. To the immediate rear of the home there is a patio which provides ample space for alfresco dining. In the main the remaining garden has been laid to lawn with planting boards to each side. To the side of the home there is gated access from the driveway along a gravel path, which gives access to the garage. It should be noted that it is unlikely that a vehicle will fit down the access.

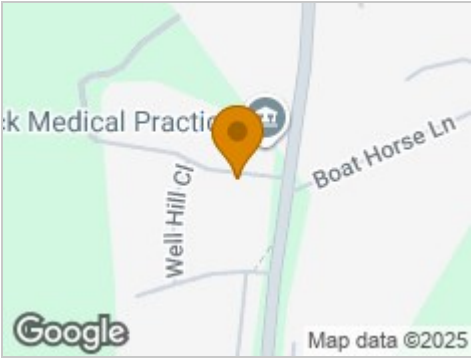
Garage

8'0" x 16'0" (2.45m x 4.88m)

With double opening doors to the front elevation and light and power connected.



Road Map



Hybrid Map



Terrain Map



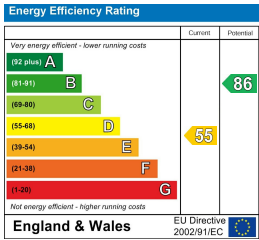
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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