



11 Chestnut Close, Milton Malsor, Northampton, NN7 3HJ

A modern three bedroom semi-detached, tucked away in a cul-de-sac in the village of Milton Malsor. The property is offered for sale with no upward chain featuring: Private gated front garden, entrance hall with useful storage, a stylish kitchen with integrated appliances, and a ground floor cloakroom/WC. The living room provides a comfortable space to relax & dine with doors opening onto the garden. Upstairs, there are three well-proportioned bedrooms, including a main bedroom with ensuite, along with a modern family bathroom with shower over the bath. Outside, the westerly-facing rear garden is private and enclosed, ideal for enjoying the afternoon and evening sun. A single garage with remote opening, and off-road parking add to the convenience. The property benefits from gas radiator central heating and double glazing throughout. EPC Rating: C.



***Village location**

***Semi detached**

***Kitchen / Breakfast room**

***Garage & driveway**

***Three bedrooms**

***Downstairs WC**

***Living room**

***No upward chain**

FOR SALE £300,000

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£300,000

Front

A neat & tidy frontage with gated access from the street. Pathway leading to front door flanked by shingle and laurels.

Entrance hall

Access via hardwood part glazed door: Hallway with access to ground floor accommodation and stairs rising to first floor. Wall mounted radiator, storage cupboard with hanging rail.

Kitchen/breakfast room 11' 8" x 7' 9" (3.55m x 2.36m)

Fitted with a range of storage units and drawers at base & eye level complimented with a stylish granite work surface. Under-mounted bowl-and-half stainless-steel sink and swan neck mixer tap, fitted Neff oven, hob & extractor, integrated dishwasher, fridge freezer and washing machine. UPVC double glazed window to the front, spotlights to the ceiling, ceramic tiled floor.

Cloakroom

Fitted with a pedestal hand wash basin with complimentary splash back tiling and WC. Wall mounted radiator, UPVC obscure double-glazed window to the front.

Living/dining room 15' 6" x 15' 2" (4.72m x 4.62m)

A bright, well-appointed room with natural light from the patio doors and additional side windows, all of which are UPVC double glazed. Doorway to under-stairs storage, wall mounted radiator.

Stairs & first floor landing

Access hatch to loft, doorways to bedroom accommodation and bathroom, wall mounted radiator.

Bedroom One & en suite 11' 9" x 11' 1" (3.58m x 3.38m)

Located at the front of the property: UPVC double glazed window to the front, wall mounted radiator, single built in storage cupboard with hanging rail, doorway to en suite: Vinyl floor covering, pedestal hand wash basin, WC, fully tiled shower enclosure with mains shower fitted, Wall mounted heated towel rail, spotlights to the ceiling.

Bedroom two 10' 3" x 7' 10" (3.12m x 2.39m)

located at the rear; wall mounted radiator, UPVC double glazed window to the rear.

Bedroom three 8' 9" x 7' 5" (2.66m x 2.26m)

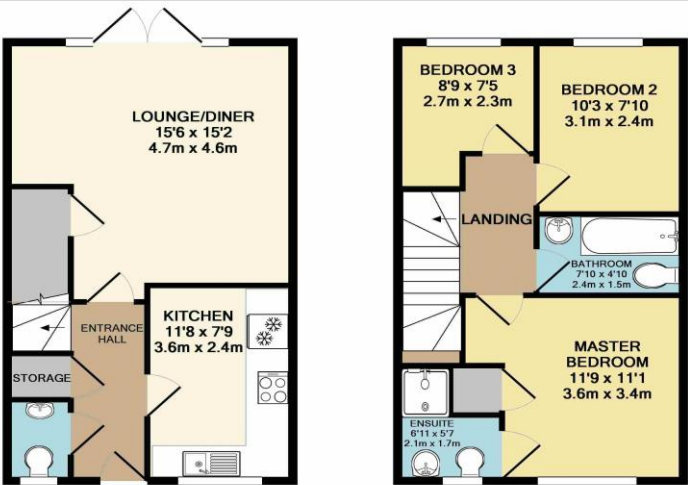
located at the rear; Wall mounted radiator, UPVC double glazed window to the rear

Rear garden & Garage

Accessed from the living room - A westerly facing garden with a good degree of privacy and fully enclosed with timber fencing, laid to lawn with patio area and steps down. Access to garage via personal side door and gated access to the side of property and off-road parking. Single garage with remote opening door, with light & power connected and side door to garden.

Bathroom

A modern white suite comprising: Vinyl floor covering, paneled bath with mains shower over and shower screen, pedestal hand wash basin, WC, tiling to splash back areas, wall mounted radiator, spotlights to ceiling.



ANTI MONEY LAUNDERING REGULATIONS

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Additional information

Mains drains, gas, water & electricity are connected to the property. Heating is via gas central heating. The local authority for this property is West Northants Council, and the council tax band is C

Only the fixtures & fittings and other items described in these details are included in the selling price. The Agents have not checked they are fit for purpose nor have we tested any of the services mentioned within these details.

Verification of the legal title of the property has not been sought & the purchaser should seek verification of this through their solicitor.

These property details do not constitute part of, (or all) of an offer, or contract.

The tenure of this property is **FREEHOLD**

Measurements & details provided by Agent:

All measurement given on these details are *approximate* and are for guidance purposes only. Potential buyers are strongly advised to take their own measurements. Please note that if a property has a ground floor WC, this is classed as an additional bathroom.

Stamp Duty (from 1st April 2025)

Standard Rates

- £125,001 – £250,000: 2%
- £250,001 – £925,000: 5%
- £925,001 – £1.5 million: 10%
- Over £1.5 million: 12%

First-Time Buyers

- 0% on the first £300,000
- 5% on property value between £300,001 and £500,000

Additional Properties (Buy-to-let and second home purchases)

- Up to £125,000: 5%
- £125,001 – £250,000: 7%
- £250,001 – £925,000: 10%
- £925,001 – £1.5 million: 15%
- Over £1.5 million: 17%

Energy Performance Certificate

11, Chestnut Close, Milton Malsor, NORTHAMPTON, NN7 3HJ

Dwelling type: Semi-detached house

Date of assessment: 04 June 2018

Date of certificate: 05 June 2018

Reference number: 8488-7426-5020-1854-5902

Type of assessment: RdSAP, existing dwelling

Total floor area: 76 m²

Use this document to:

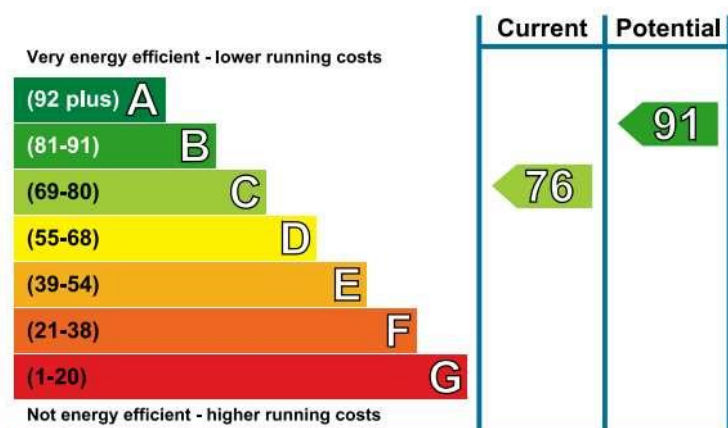
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,533
Over 3 years you could save	£ 264

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 174 over 3 years	
Heating	£ 975 over 3 years	£ 906 over 3 years	
Hot Water	£ 324 over 3 years	£ 189 over 3 years	
Totals	£ 1,533	£ 1,269	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Party wall insulation	£300 - £600	£ 84
2 Low energy lighting for all fixed outlets	£25	£ 54
3 Solar water heating	£4,000 - £6,000	£ 129

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.