



# Ullswater Close

Boothville, Northampton

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SALES & LETTINGS





# Ullswater Close

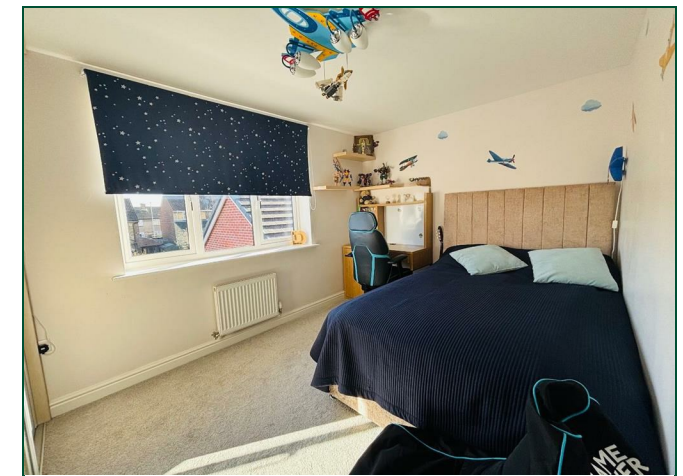
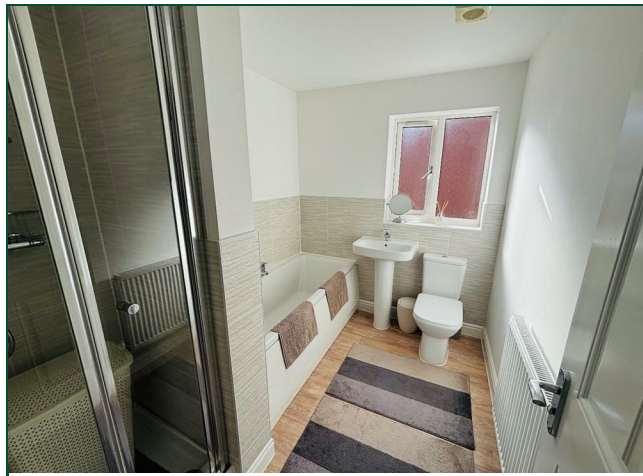
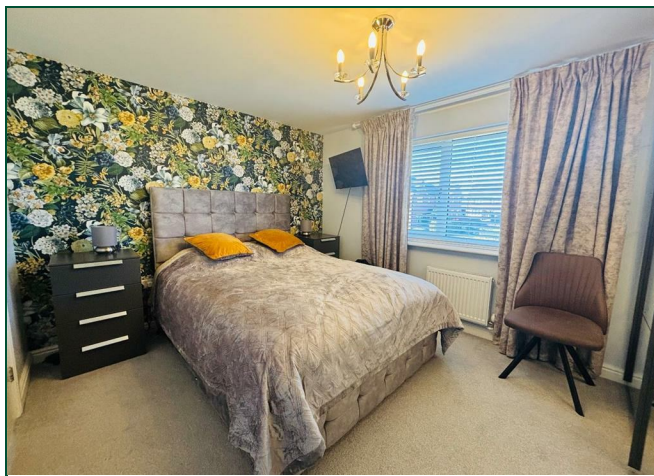
Boothville  
NN3 2DJ

Price  
£389,995

A very impressive four bedroom detached family home, offered for sale in exceptionally good order throughout. The property is located close to local schooling and provides good access to Weston Favell Shopping Centre and Northampton town centre.

The accommodation comprises large entrance hall, cloakroom/WC, bay fronted sitting room, large open plan kitchen/dining room with integrated appliances and double doors onto the garden, utility room, first floor landing, master bedroom with recently re-fitted en-suite shower room, three further bedrooms and a four-piece family bathroom. Outside is a small lawned garden with block paved driveway to side providing off road parking leading to a single garage. The rear garden is southerly facing being laid mainly to lawn with a pergola to the house. There is an outside tap and power points. Further benefits include gas radiator heating and uPVC double glazing. (A/1340/M)

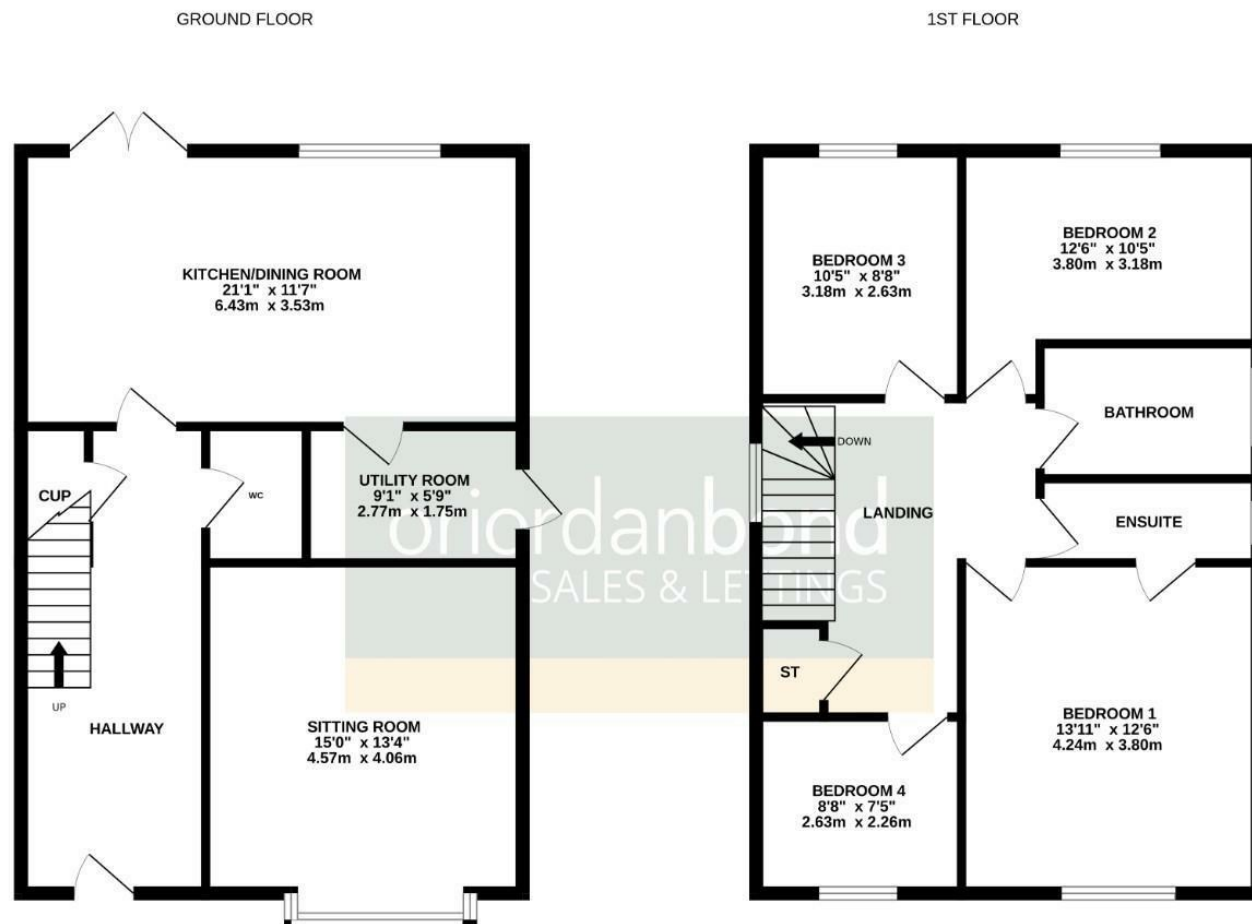
- Impressive four bedroom detached family home
- Recently re-fitted en-suite to master bedroom
- Large open plan kitchen/dining room
- Gas radiator heating
- South facing rear garden
- Driveway and garage











TOTAL FLOOR AREA : 1340 sq.ft. (124.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Additional information

- Council Tax Band: D
- Energy Efficiency Rating: B

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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