


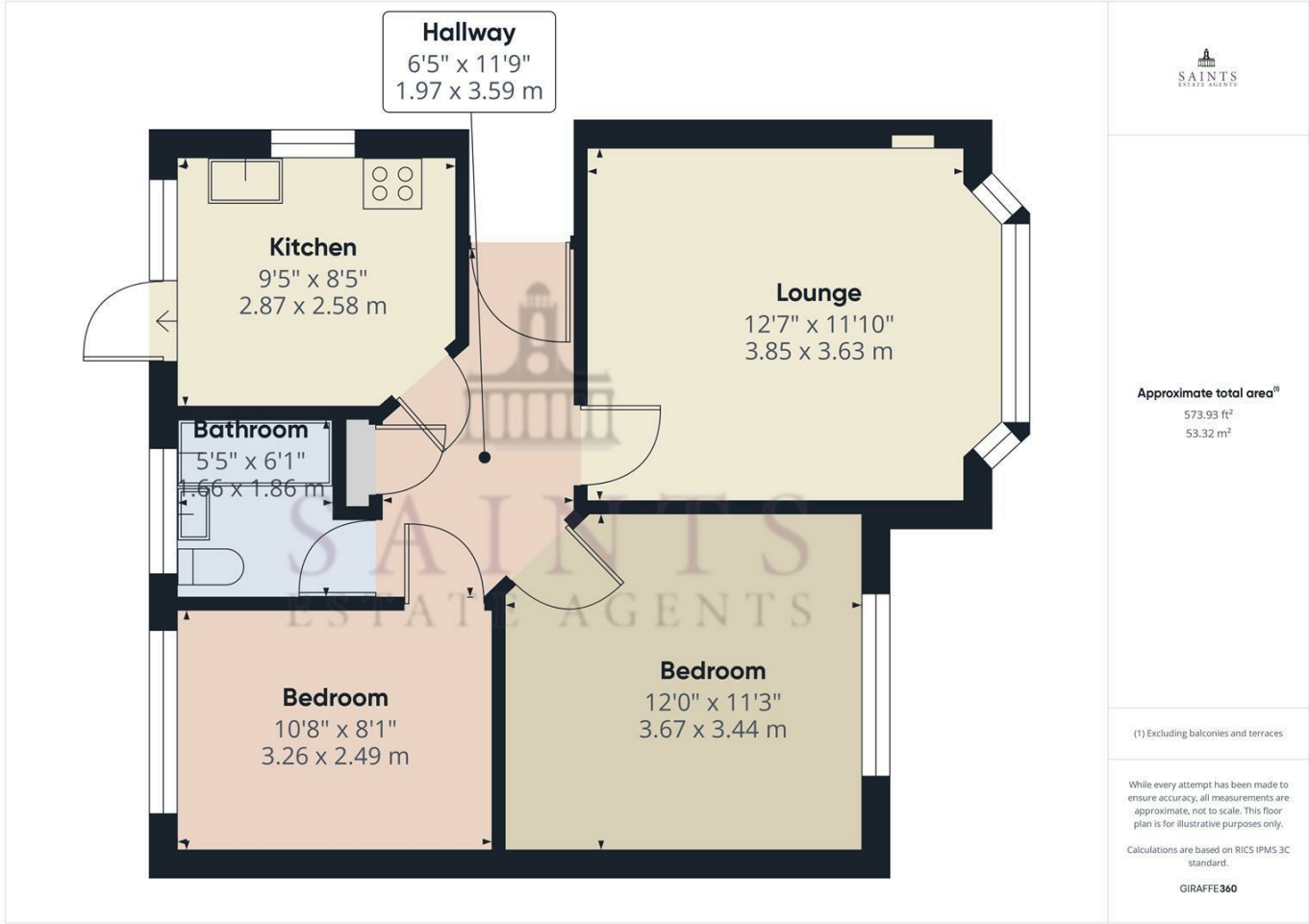
Directions

Viewings

Viewings by arrangement only. Call 01604 210693 to make an appointment.

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



31 Wentworth Way, Northampton, NN2 7LW

£247,995

- Semi-Detached Bungalow
- Well Maintained Gardens
- A Lot of Local Amenities
- No Upper Chain
- Two Bedrooms
- Backs onto Kingsthorpe Golf Course
- Quiet Cul-De-Sac
- Popular Location

31 Wentworth Way, Northampton NN2 7LW

A well-maintained, two-bedroom semi-detached bungalow located at the end of a quiet cul-de-sac in the sought-after Links View area. The property features an entrance porch, entrance hall, lounge, kitchen, two bedrooms, and a bathroom. Externally, there is a front garden, a driveway with off-road parking for 3–4 vehicles, and a detached garage. The rear garden is beautifully landscaped, mainly laid to lawn, and enjoys a sunny aspect with a high level of privacy, backing onto Kingsthorpe Golf Course. Offered with vacant possession and no upper chain.

Local Amenities:

Post Office, Chemist, Off Licence and a Bakery. There is a Morrisons and a Waitrose Supermarket a mile away. Additional facilities are available in Northampton town centre. Northampton Castle Railway Station offers main line services to London Euston and Birmingham New Street.



Council Tax Band: C



Entrance Porch

Enter via uPVC double glazed front door with obscure glass window, door to:

Entrance Hall

The spacious hallway has a storage cupboard, loft access, radiator, doors to:

Lounge

uPVC double glazed bay window to front, fireplace with electric fire and tiled hearth and wooden mantle, wooden beams, wall lights, double radiator.

Kitchen

Fitted with a range of base and eye level units, roll tap worksurfaces, tiled splashbacks, ceramic sink and drainer, built in oven and hob, extractor, fridge, gas wall mounted combination boiler, radiator, double glazed window to side, double glazed window and door to rear garden.

Bedroom 1

uPVC double glazed window to the front, built in triple double wardrobes with storage above, radiator.

Bedroom 2

Wooden double glazed window to the rear, built in double wardrobe with storage above, radiator.

Bathroom

Refitted suite comprises a WC, wash hand basin, panel bath with mira shower and glass screen, the room is fully tiled, radiator, wooden double glazed window with obscure glass to rear.

Front Garden

Set well back from the road, block paved driveway, off road parking for several vehicles, raised flower beds, pebble bed, bushes and trees, enclosed by brick walling and wood panel fencing.

Garage

Metal up and over door, power and lighting, widow to rear, access door to garden.

Rear Garden

Laid to lawn, undercover patio area, mature flower and shrub borders, bushes and trees, pebble beds, shed, secure gated access to the side, enclosed by wood panel fencing,