



**Connells**

Shenley Fields Drive  
Northfield



## Property Description

A perfect 2 bedroom house for first time buyers, cosy, practical, and affordable.

As you enter, you'll find yourself in the entrance hallway leading to a spacious living room with windows that allow plenty of natural light to fill the space.

The kitchen is designed with functionality in mind, featuring modern units with ample storage space, and plenty of space for a table and chairs. It is the perfect space for aspiring home cooks to whip up delicious meals or entertain friends and family.

The two bedrooms are located on the first floor, providing privacy and tranquillity. The master bedroom is spacious and, has plenty of storage space for your belongings. The second bedroom again a double can be used as a guest room, home office, or a cosy nursery for future additions to your family.

The house also includes a well-appointed bathroom with modern fixtures and a bathtub/shower combination.

Outside, you'll find a backyard that offers a peaceful retreat.

## Approach

Peaceful and private setting, parking to the front, pathway leading to the main accommodation.

## Entrance Hallway

Stairs to the first floor door onto the lounge

## Lounge

16' 8" Max x 11' 10" Max ( 5.08m Max x 3.61m Max )

Spacious lounge, TV point, gas coal fire with surround, window to the front, light point, archway onto the kitchen, radiator

## Dining Kitchen

12' 3" x 12' 1" ( 3.73m x 3.68m )

Fitted with matching wall and base units, gas & electric cooker points, double glazed window and door onto the rear garden, ample space for dining table and chairs, space for fridge freezer, plumbing for washing machine, radiator.

## Landing

First floor landing, loft access, doors off.

## Bedroom 1

11' 10" x 11' 5" ( 3.61m x 3.48m )

Double glazed window, light point, two windows, radiator.

## Bedroom 2

9' 9" plus cupboard x 8' 7" plus recess (2.97m plus cupboard x 2.62m plus recess)

Two double glazed windows, storage cupboard, and radiator.

## Bathroom

Modern suite comprising of panelled bath with shower over and screen, low flush w.c, wash hand basin, heated towel rail, extractor fan.

## Gardens/parking

Parking to the front of the property, low maintenance rear garden.

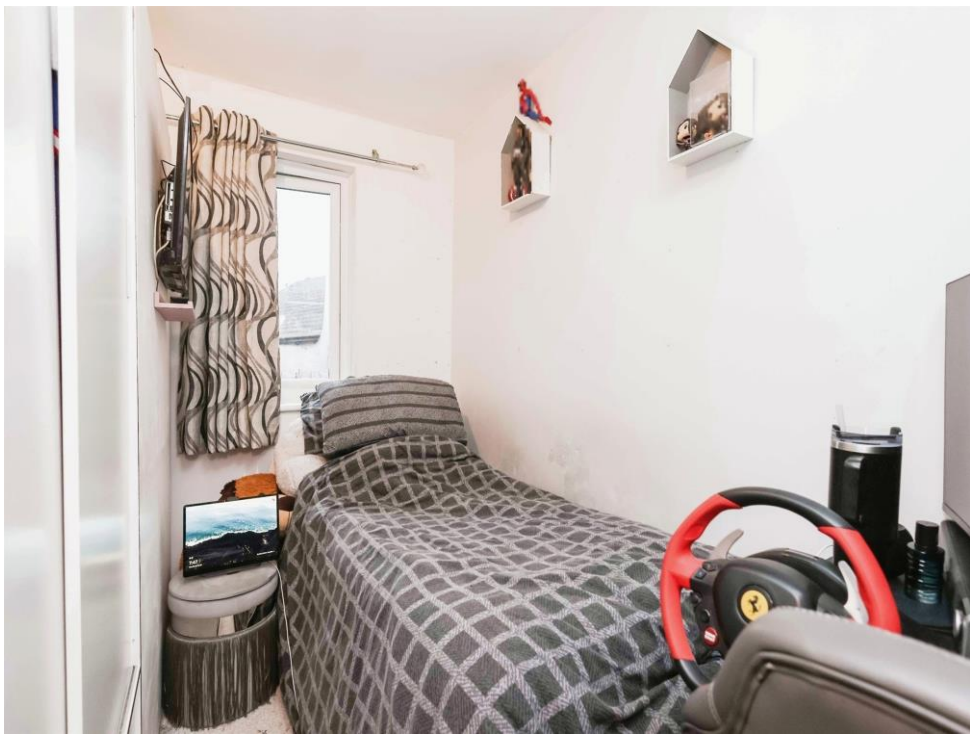
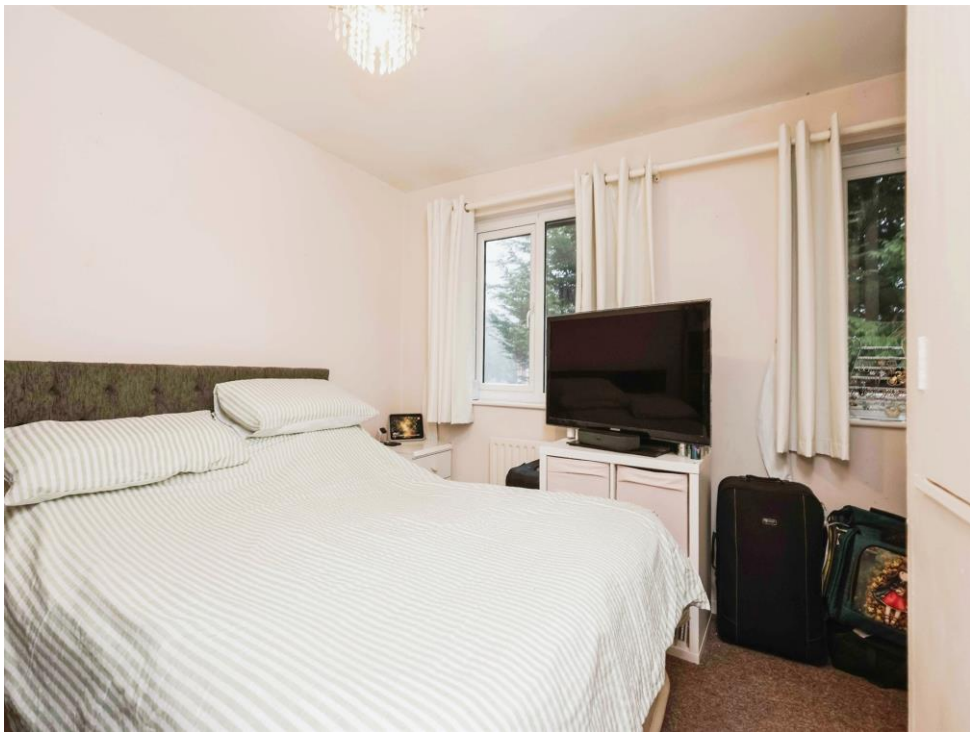
## Agents Notes

The price listed is for 50%, this is a shared ownership property with Sanctuary

Charges apply

£288.64 per month covers rent, service charge & building insurance.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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