



**Connells**

Haycroft Walk  
Northampton



## Property Description

An **\*\*EARLY VIEWING IS RECOMMENDED\*\*** with this very well presented three bedroomed property.

There is ample parking provided by a tarmac drive which leads to a gate where the drive continues to a detached garage. There is an enclosed rear garden and the accommodation in brief comprises of lounge, kitchen, bathroom, bedroom three and to the first floor there are two bedrooms and a shower room.

## Entrance Hall

Entered via double glazed door to front elevation with double glazed side panel, stairs rising to first floor, storage cupboard, doors to:-

## Bedroom Three

9' 10" x 7' 8" ( 3.00m x 2.34m )

Double glazed window to front elevation, wall mounted radiator.

## Lounge

16' 9" x 10' 7" ( 5.11m x 3.23m )

Double glazed patio door to rear elevation, wall mounted radiator, feature open fireplace with wood mantle and tiled hearth, door to kitchen, built in storage into alcove.

## Kitchen

10' 8" x 7' 5" ( 3.25m x 2.26m )

Double glazed window to rear elevation,

double glazed door to side elevation, fitted with a range of wall and base units with work surface over and matching upstands, one and half stainless steel sink and drainer with mixer tap over, built in electric oven and hob, space for dishwasher and fridge/freezer, spot lights to ceiling.

## Bathroom

Obscure double glazed window to side elevation, low level WC, shower cubicle, panelled bath, pedestal wash hand basin, part tiling to walls.

## First Floor Landing

## Bedroom One

16' 11" max x 10' 9" max ( 5.16m max x 3.28m max )

Two double glazed windows to rear elevation wall mounted radiator, storage.

## Bedroom Two

10' 3" x 7' 8" ( 3.12m x 2.34m )

Double glazed window to front elevation, wall mounted radiator.

## Shower Room

Shower cubicle, wash hand basin, towel rail, low level WC, chrome ladder style radiator.

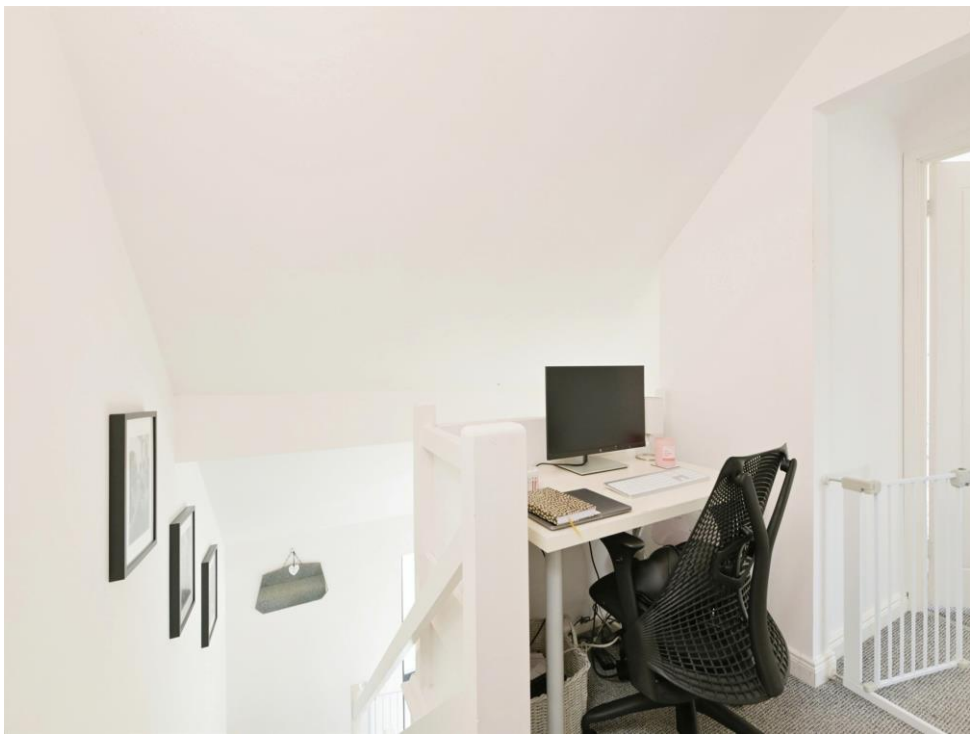
## Outside Front

Tarmac drive, lawn, shrubs and gravel areas, gate leading to:

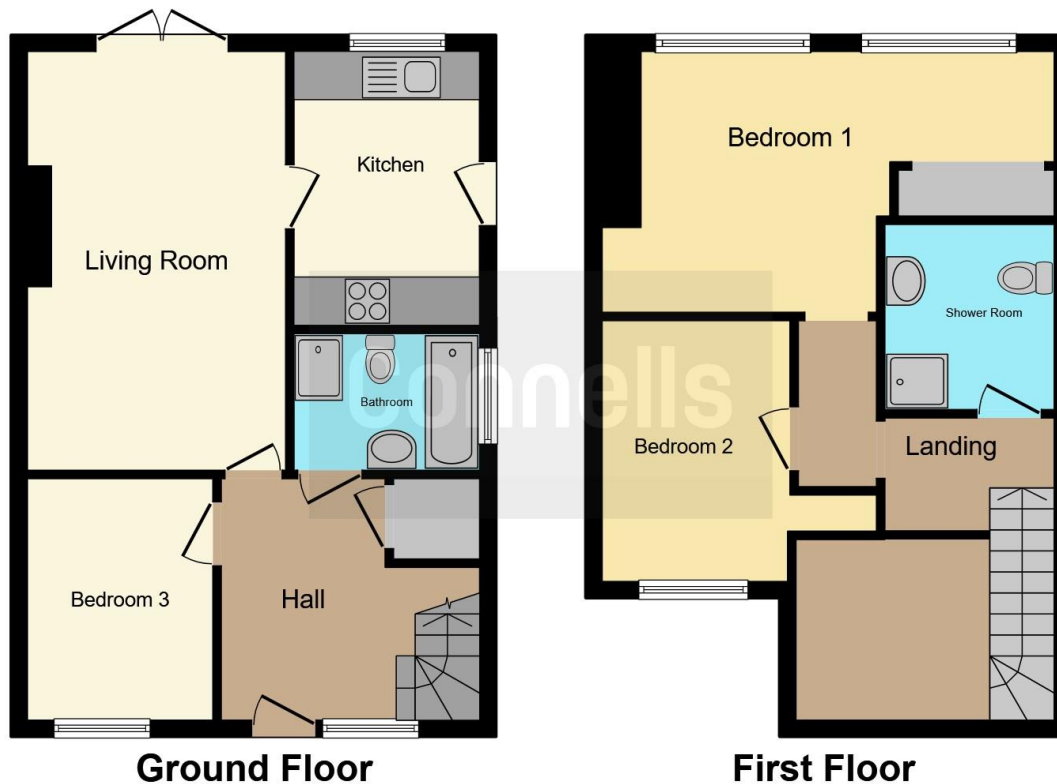
## Rear Garden

With access through the gate to a detached garage and to the rear garden which is laid mainly to lawn, fenced boundaries and paved patio.









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: E**

Tenure: Freehold

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