

for sale

offers in excess of **£230,000**



Swale Drive Northampton NN5 7NN

Offered to the market is this immaculately present three bedroom home. The property offers a open plan living/dining, kitchen with two seater breakfast bar, three good size bedrooms and a re-fitted family bathroom. Outside to the rear is a Southerly facing garden with retractable awning.

Swale Drive Northampton NN5 7NN

Entrance Hall

Door to the front elevation, with further doors providing access to the living/dining room and kitchen/breakfast room. Wall mounted radiator and stairs rising to the first floor landing.

Living/ Dining Room

19' 1" x 10' 3" max (5.82m x 3.12m max)

UPVC double glazed window to the front elevation and UPVC double glazed French doors to the rear elevation leading out to the rear garden. Two wall mounted radiators, space for lounge suite and dining table and chairs. Archway to the kitchen/breakfast room.

Kitchen/ Breakfast Room

14' 6" x 6' 7" max (4.42m x 2.01m max)

Fitted with a range of wall and base level units. One and a half bowl sink and drainer with flexible hose mixer tap over, set into work surfaces and tiled to splash back areas. Two seater breakfast bar, space for freestanding gas range cooker and further space for an upright fridge/freezer. Plumbing for washing machine and dishwasher, under stairs storage cupboard and UPVC double glazed window and door to the rear elevation.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three bedrooms and the family bathroom. Access to the loft space.

Master Bedroom

12' 9" x 10' 4" (3.89m x 3.15m)

UPVC double glazed window to the front elevation and wall mounted radiator.

Bedroom Two

13' 8" max x 5' 8" (4.17m max x 1.73m)

UPVC double glazed window to the rear elevation. Wall mounted radiator and storage cupboard.

Bedroom Three

9' 9" x 5' 7" (2.97m x 1.70m)

UPVC double glazed window to the front elevation. Wall mounted radiator and over stairs storage cupboard.

Family Bathroom

Re-fitted white suite comprising panelled bath with shower over and glazed shower screen, pedestal wash hand basin and low level flush w.c. heated towel radiator, UPVC opaque double glazed window to the rear elevation and complimentary tiling to walls and floor.



Outside

Front Garden

Mainly laid to lawn with paved steps leading to the storm porch and front door. Slate border and dividing fence to the left.

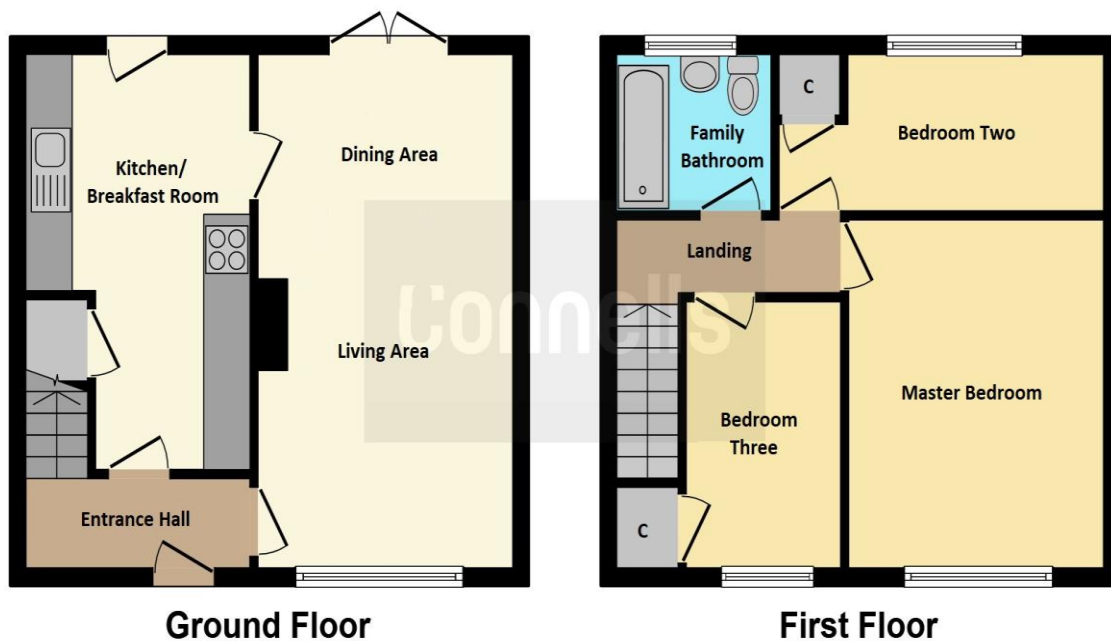
Rear Garden

Landscaped and low maintenance Southerly facing rear garden benefiting from with an extended paved patio area which is ideal for entertaining, with retractable awning over. Artificial lawn, slate borders and retaining timber fencing. Outside lighting, water tap and timber storage shed.

Council Tax Band

A





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

To view this property please contact Connells on

T 01604 716 655
E kingsthorpe@connells.co.uk

87 Harborough Road Kingsthorpe
 NORTHAMPTON NN2 7SL

Property Ref: KTP407876 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: A

view this property online connells.co.uk/Property/KTP407876



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk