

for sale

offers in excess of **£290,000**



Obelisk Rise Northampton NN2 8QT

Offered to the market with NO UPWARD CHAIN is this well presented three bedroom semi-detached home. The property offers an open plan living/dining room with connecting door to the kitchen, three bedrooms and a shower room. Outside there are lawned garden and a over sized garage.

Obelisk Rise Northampton NN2 8QT

Entrance Hall

UPVC double glazed door with complimentary UPVC opaque double glazed window to the side. Dada rail and doors leading off to the open plan kitchen/dining room and kitchen. Stairs rise to the first floor landing.

Living/ Dining Room

25' 2" x 13' max (7.67m x 3.96m max)

Living Room Area

UPVC double glazed bay window to the front elevation. Feature stone fireplace with wooden mantle, coving to ceiling, space for lounge suite and open to the dining area.

Dining Area

UPVC double glazed patio doors to the rear elevation leading out to the rear garden. Coving to ceiling, connecting door to the kitchen and space for dining table and chairs.

Kitchen

10' 2" x 8' 1" (3.10m x 2.46m)

Fitted kitchen with a range of wall and base level units. Stainless steel one and a half bowl sink and drainer set into work surfaces and tiled to splash back areas. Freestanding cooker with cooker hood over. Plumbing for washing machine and space for under counter fridge and freezer. Under stairs storage cupboard, tiled

floor and UPVC partly glazed door to the side elevation and UPVC double glazed window to the rear elevation looking out over the rear garden.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three bedrooms, the cloakroom and family shower room. UPVC double glazed window to the side elevation, access to the loft space and airing cupboard.

Master Bedroom

10' 10" x 8' 10" to wardrobes (3.30m x 2.69m to wardrobes)

UPVC double glazed window to the front elevation. Coving to ceiling and fitted wardrobes.

Bedroom Two

10' 4" plus door recess x 12' 5" to wardrobes (3.15m plus door recess x 3.78m to wardrobes)

UPVC double glazed window to the front elevation. Coving to ceiling and fitted wardrobes.

Bedroom Three

9' 4" into door recess x 8' 7" (2.84m into door recess x 2.62m)

UPVC double glazed window to the front elevation. Over stairs cupboard and coving to ceiling.



Cloakroom

Low level flush w.c, tiled floor, coving to ceiling and UPVC opaque double glazed window to the side elevation.

Family Shower Room

Suite comprising walk-in shower and pedestal wash hand basin. Tiled floor, coving to ceiling and UPVC opaque double glazed window to the rear elevation.

Outside

Front Garden

Mainly laid to lawn with shrub borders and a driveway providing off road parking. Six bar gate provides access to the rear garden and detached garage.

Rear Garden

Mainly laid to lawn with extended paved patio which is ideal for entertaining. Drive continues on to the oversized detached garage. Retaining timber fencing.

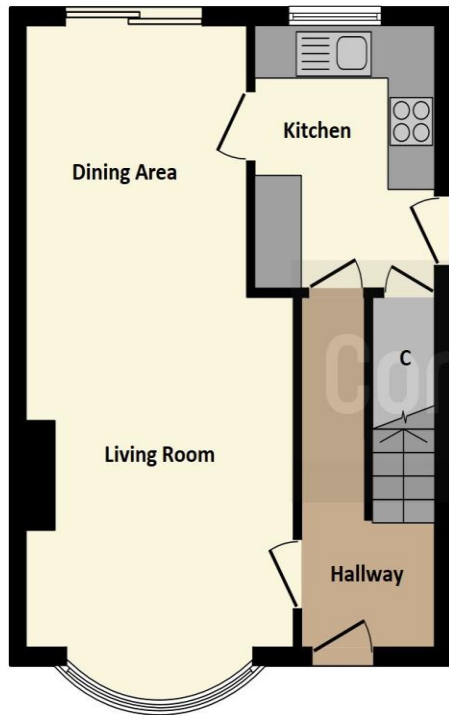
Garage

Oversized detached garage with power and lighting connected. Up and over door and UPVC door to the front elevation.

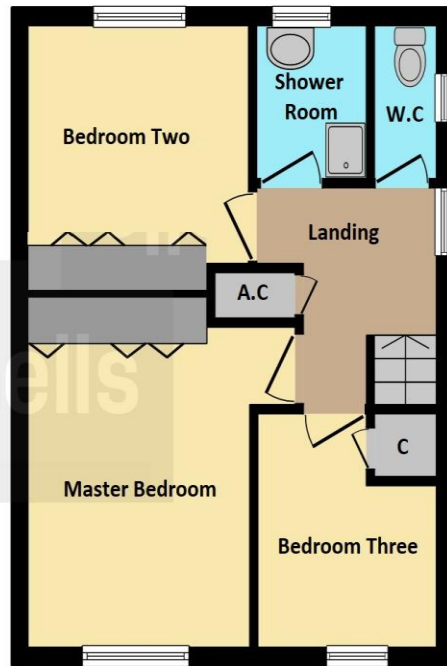
Council Tax Band

B





Ground Floor



First Floor

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

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Property Ref: KTP407752 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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