



HOWKINS &
HARRISON

7 Scott Close, St Crispin, Northampton, NN5 4DZ

Guide Price £430,000

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A four bedroom family home located on the popular St Crispins development of Duston which is well served with local shopping facilities in Duston, major road and rail networks.

Ground Floor

The entrance hall gives access to the living room, kitchen/dining room, family room that was converted from the original garage and has stairs rising to first floor accommodation. The kitchen/dining room offers a modern finish, working surfaces incorporating a gas hob, electric oven and extractor fan, with wall mounted gas fired boiler and space for washing machine. In the living room there is also uPVC windows and French doors leading to the rear garden.

First Floor

The first floor gives access to four bedrooms including the master bedroom, which features an ensuite, and a family bathroom. There is also loft access.

Outside

The side of the property offers a driveway for two/three vehicles. The rear garden has a paved patio area leading to a mainly laid to lawn garden enclosed by wooden fencing and rear gated access.

Floorplan

Howkins & Harrison provide these plans for reference only - they are not to scale.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

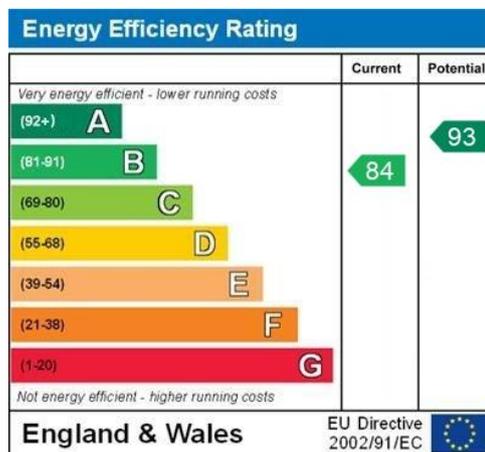
Local Authority

West Northamptonshire Council - Tel:0300-1267000.

Council Tax Band - E



Total area: approx. 138.7 sq. metres (1492.6 sq. feet)



Howkins & Harrison

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