



Lavant Walk, Northampton NN3 6EL

welcome to

Lavant Walk, Northampton

A well presented three bedroom terraced bungalow situated in the Parklands area of Northampton.



Entrance Porch

3' 8" x 3' 5" (1.12m x 1.04m)

Entered via obscure double glazed door to the front aspect and door leading into the lounge.

Lounge

15' 2" x 10' 2" (4.62m x 3.10m)

Double glazed window to the front aspect, radiator and doors to kitchen and inner hallway.

Dining Room

11' 10" x 8' 1" (3.61m x 2.46m)

Double glazed sliding patio doors to the rear garden, radiator and door leading to bedroom two.

Kitchen

16' 1" x 7' 10" (4.90m x 2.39m)

Fitted with a range of base and wall mounted storage units with work surfaces over, ceramic sink unit with mixer tap over, fitted electric oven, gas hob and extractor hood over, tiling to splashback areas, space for dishwasher, double glazed window to the side aspect and radiator.

Bedroom One

11' 1" x 9' 2" (3.38m x 2.79m)

Double glazed window to the front aspect and radiator.

Bedroom Two

10' 11" x 8' 6" (3.33m x 2.59m)

Double glazed window to the rear aspect and radiator.

Bedroom Three

11' 8" x 7' 9" (3.56m x 2.36m)

Double glazed window to the rear aspect and radiator.

Bathroom

Suite comprising panelled bath with electric shower over, wash hand basin and low flush WC, wall mounted cabinet, radiator and double glazed window to the rear aspect.

Externally**Front**

Paved frontage providing off road parking leading to the garage, gravelled area and various shrubs.

Garage

Up and over door.

Rear Garden

Low maintenance rear garden, paved areas, gravelled area, raised flowerbeds planted with a variety of flowers and shrubs, garden shed, feature pergola and enclosed with timber fencing.



view this property online williamhbrown.co.uk/Property/KIN108067



welcome to

Lavant Walk, Northampton

- Terraced Bungalow
- Three Bedrooms
- Spacious Kitchen/Diner
- Garage & Driveway
- Double Glazing (as specified)

Tenure: Freehold EPC Rating: D

£260,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, coverings and elevations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or omission. All parties must rely on their own inspection.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KIN108067



Property Ref:
KIN108067 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01604 719461



NorthamptonNorth@williamhbrown.co.uk



74 Kingsley Park Terrace, Kingsley,
NORTHAMPTON, Northamptonshire, NN2 7HH



williamhbrown.co.uk