









welcome to

Lindale Close, Northampton

William H Brown have the pleasure of offering to the market this very spacious, detached bungalow with NO ONWARD CHAIN. Viewing is highly advised to fully appreciate the size and potential of this property.













Entrance Porch

Entered via double glazed door to the side aspect, radiator and door to entrance hall.

Entrance Hall

Entered via double glazed door to the side aspect, radiator and doors leading to:

Boiler Room

Wall mounted Worcester Combi boiler, radiator, power and lights connected.

Lounge

17' 4" x 10' 2" (5.28m x 3.10m)

Electric fire place and surround, two radiators and double glazed French doors leading to conservatory.

Dining Room

7' 6" x $\overline{7}$ ' 5" max (2.29m x 2.26m max) Obscure double glazed window to the side aspect and radiator.

Kitchen

9' 1" x 7' 8" (2.77m x 2.34m)

Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, washing machine, space for fridge/ freezer, plumbing for dishwasher, radiator, double glazed window to the front aspect and door to the side aspect leading to garden.

Conservatory

10' 5" x 7' 7" (3.17m x 2.31m)

Brick and UVPC construction with double glazed windows to the side and rear aspects, wall mounted air con unit and double glazed French doors to the rear aspect leading to rear garden.

Bedroom One

18' 6" max x 9' 4" (5.64m max x 2.84m) Double glazed window to the rear aspect, radiator and door to shower room.

Shower Room

Suite comprising shower, wash hand basin, low level WC, radiator and double glazed obscure window to the side aspect.

Open Plan Diner/Lounge

19' 9" x 15' 8" (6.02m x 4.78m)
Double glazed window to the front aspect, double glazed window to the side aspect, radiator and electric fire and surround.

Bedroom Two/ Sitting Room

12' 3" max x 9' 7" max (3.73m max x 2.92m max) Double glazed window to the rear aspect, double glazed window to the conservatory, radiator and access to the garage.

Bathroom

Suite comprising bath with shower attachment and mixer tap over, wash hand basin, low level WC, radiator, partly tiled and obscure double glazed window to the side aspect.

Externally

Front

Small frontage with brick walling and paved driveway to the side aspect to provide off road parking.

Rear Garden

South facing rear garden mainly laid to lawn with paved patio area for seating, fully enclosed with timber fencing and gated access to front aspect.





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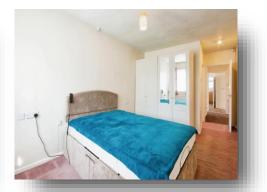
Lindale Close, Northampton

- Detached bungalow
- **Desired location**
- No onwards chain
- Driveway and garage
- Extended

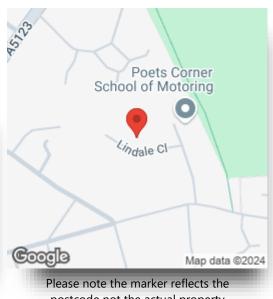
Tenure: Freehold EPC Rating: D

£275,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/KIN108609



Property Ref: KIN108609 - 0005 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 quidance 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.





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