



**West Paddock Court, Northampton NN3 8LQ**

**welcome to**

**West Paddock Court, Northampton**

Offered to the market with NO CHAIN is this spacious, modern, three-bedroom home. Early viewing is highly advised, don't miss out!



### **Entrance Porch**

Entered via door to the front aspect and double glazed door leading to entrance hall.

### **Entrance Hall**

Entered via double glazed door to the front aspect, stairs rising to first floor landing, radiator and doors to:

### **Lounge/ Dining Room**

21' 6" x 11' 5" ( 6.55m x 3.48m )

Double glazed window to the front aspect, two radiators and double glazed French doors leading to conservatory.

### **Kitchen**

9' 7" x 9' 4" ( 2.92m x 2.84m )

Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, electric oven and electric hob over with cooker hood over, space for fridge/ freezer and two double glazed windows to the rear aspect.

### **Utility Room**

5' 5" x 6' 6" ( 1.65m x 1.98m )

Plumbing for washing machine and space for tumble dryer.

### **Conservatory**

8' 8" x 8' 2" ( 2.64m x 2.49m )

UVPC construction with double glazed windows to the side and rear aspect and double glazed French doors to the rear aspect leading to rear garden.

### **First Floor Landing**

Stairs rising from entrance hall, access to loft space and doors to:

### **Bedroom One**

11' 5" x 11' 4" ( 3.48m x 3.45m )

Double glazed window to the rear aspect and radiator.

### **Bedroom Two**

11' 5" x 9' 7" ( 3.48m x 2.92m )

Double glazed window to the front aspect and radiator.

### **Bedroom Three**

9' 8" x 9' 5" ( 2.95m x 2.87m )

Double glazed window to the rear aspect and radiator.

### **Bathroom**

Four piece suite comprising shower cubicle, bath with mixer tap over, vanity wash hand basin, low level WC, radiator, fully tiled and obscure double glazed window to the front aspect.

### **Externally**

#### **Front**

Small frontage mainly laid to lawn with pathway leading to front door, enclosed with brick walling and trees with gated access.

#### **Rear Garden**

Rear garden mainly laid with decking with steps up to a patio area for seating fully enclosed with timber fencing and gated rear access.



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welcome to

## West Paddock Court, Northampton

- No Chain
- Three Double Bedrooms
- Modern Throughout
- Open Plan Kitchen/ Diner
- Conservatory

Tenure: Freehold EPC Rating: C

# £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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