



Equestrian Way, Weedon Northampton **Freehold** £315,000

**Pattison  
Lane**



# Key Features

3 1 C C

- \*\* NO CHAIN \*\* Three Bedroom Detached House
- Garage & Driveway
- Village Location
- Utility Room
- Two Reception Rooms

\*NO CHAIN\* Situated within a sought-after cul-de-sac this three bedroom detached home has been considerably improved by the current owners to include the creation of a useful utility room. Further highlights include gardens to the front and rear, off road parking, separate reception rooms and a garage.





PORCH 2'9 x 5'3 (0.83m x 1.60m)

Reached via main front door to side aspect. Door into:

LOUNGE 14'2 x 10'10 (4.31m x 3.30m)

Window to front aspect. Stairs rising to first floor landing.

DINING ROOM 10'9 x 8'3 (3.27m x 2.51m)

Window to rear aspect.

KITCHEN 11'6 max x 8'3 (3.50m x 2.51m)

Fitted with modern units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Sink and drainer unit with mixer tap over. Integrated eye level oven. Inset hob with cooker hood over. Plumbing and space for dishwasher. Door and window to rear aspect. Archway to utility room.

UTILITY ROOM 8'2 x 5'8 (2.48m x 1.72m)

Plumbing and space for washing machine and tumble dryer.

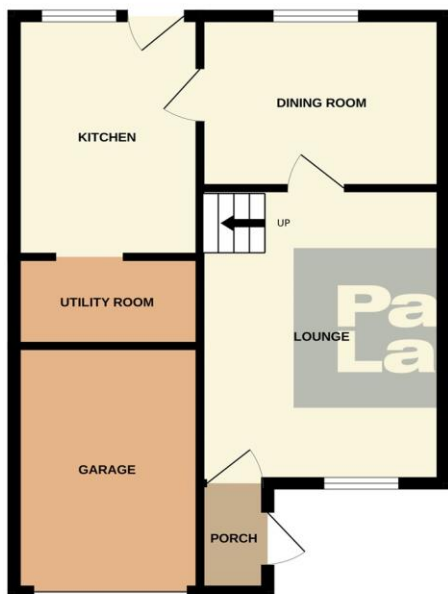
FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

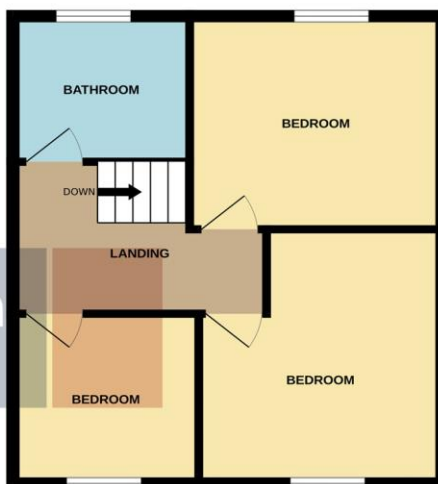
BEDROOM ONE 12'2 max plus recess x 10'11 max (3.70m x 3.32m)



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Window to front aspect.

BEDROOM TWO 11'2 x 10'5 max (3.40m x 3.17m)  
Window to rear aspect.

BEDROOM THREE 8'2 x 8'3 (2.48m x 2.51m)  
Window to front aspect.

BATHROOM 8'6 x 8'3 (2.59m x 2.51m)  
Modern fitted suite comprising a P shape bath with shower screen and shower over, wash hand basin and WC. Window to rear aspect.

## OUTSIDE

### FRONT GARDEN

Open plan frontage with laid to lawn.

DRIVEWAY & GARAGE 8'4 max x 11'9 (2.54m x 3.58m)

Driveway leading to an internal garage with up and over door. Side gate access to the rear garden.

### RAR GARDEN

Enclosed garden with a paved patio, laid to lawn with planted borders and a raised seating area at the rear of the garden.


To view this property call Pattison Lane on:  
**01536 524425**



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