

31 Wentworth Way, Links View, Northampton, NN2 7LW

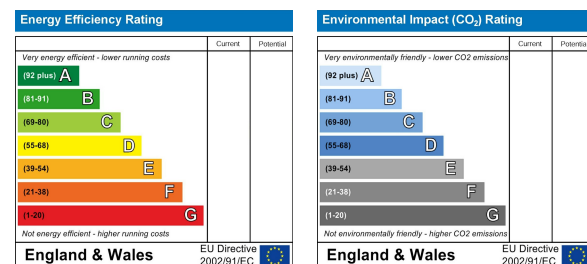


Not to scale. For illustrative purposes only

Asking Price £244,995 Freehold

A very well maintained mature two bedroomed semi detached bungalow situated at the end of a quiet cul de sac in the popular residential area of Links View. The accommodation comprises entrance porch, entrance hall, lounge, kitchen, two bedrooms and a bathroom. Outside is a front garden and driveway giving off road parking for three to four vehicles and leading to the detached garage. The well stocked rear garden is mainly laid to lawn and backs onto Kingsthorpe Golf Course and enjoys a sunny aspect and high degree of privacy. The property is being sold with vacant possession and no upper chain.

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ACCOMMODATION

ENTRANCE PORCH

Enter via uPVC double glazed front door with obscure glass window, door to:

ENTRANCE HALL

11'6 x 6'4

The spacious inner hallway has a storage cupboard, loft access, radiator, doors to;

LOUNGE

14'4 x 11'9

uPVC double glazed bay window to front, there is a fireplace with electric fire and tiled hearth and wooden mantle, wooden beams, wall lights, double radiator;



KITCHEN

10'0 x 8'5

Fitted with a range of base and eye level units, roll top worksurfaces, tiled splashbacks, ceramic sink and drainer, built in oven and hob, extractor, fridge, gas wall mounted combination boiler, radiator, double glazed window to side, double glazed window and door to rear garden.



BEDROOM ONE

12'2 x 11'4

uPVC double glazed window to the front, built in triple double wardrobes with storage above, radiator;



BEDROOM TWO

10'8 x 8'5

Wooden double glazed window to the rear, built in double wardrobe with storage above, radiator;



BATHROOM

6'6 x 6'1

Re-fitted suite comprises a WC, wash hand basin, panel bath with Mira shower and glass screen, the room is fully tiled, radiator, wooden double glazed window with obscure glass to rear.



OUTSIDE

FRONT GARDEN

Set well back from the road there is a block paved driveway giving off road parking for three to four vehicles and leading to the detached garage. There are raised flower beds, pebble bed, bushes and trees, enclosed by brick walling and wood panel fencing.

GARAGE

Metal up and over door, power and lighting, widow to the rear and access door to garden.

REAR GARDEN

The well stocked rear garden is mainly laid to lawn with a undercover patio area, mature flower and shrub borders, bushes and trees, pebble beds, there is a shed, secure gated access to the side, enclosed by wood panel fencing and backing onto Kingsthorpe golf course, there rear garden enjoys a sunny aspect and a high degree of privacy.



SERVICES

Main drainage, gas, water and electricity are connected. (None of these services has been tested).

COUNCIL TAX

West Northants Council - Band C

LOCAL AMENITIES

At St Matthew's Parade and Kingsthorpe there are various shopping facilities including Post Office, Chemist, Off Licence and a Bakery. There is a Morrisons and a Waitrose Supermarket approximately a mile away. Additional facilities are available in Northampton town centre. Northampton Castle Railway Station offers main line services to London Euston and Birmingham New Street.

HOW TO GET THERE

From Northampton town centre take the Kettering Road along East Park Parade and the Racecourse. At the traffic lights turn left into Kingsley Road and proceed over the traffic lights. At the next roundabout turn right into Fairway and continue along this road and then take your first left into Green View Drive and then first left into Wentworth Way the property can be found at the bottom of the cul de sac on the left hand side.

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For further information on viewing call 01604 230222