

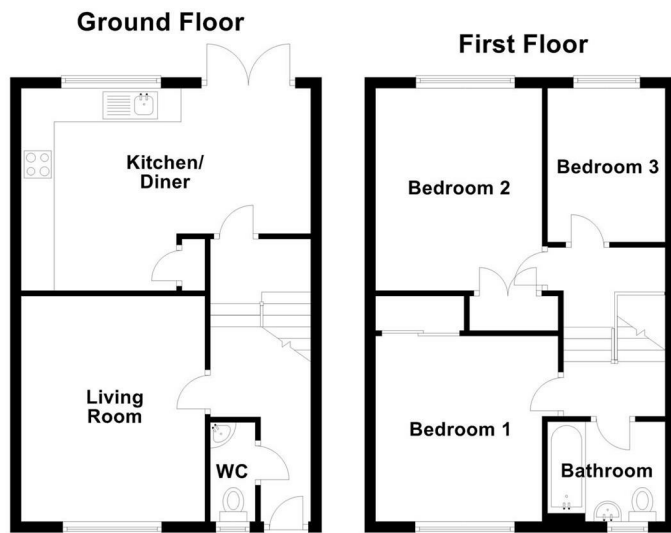
SERVICES

Gas, water and electric connected. Council tax band A.

HOW TO GET THERE

From Northampton town centre head along the Wellingborough Road in an Eastly direction, passing Abington Park and Weston Favell shopping centre. Proceed over the next two roundabouts and at the next roundabout turn left on to Great Billing Way then take your second right into Rectory Farm. Take the first left onto Fellmead Road and proceed along this road and at the bottom turn right to Pilton Close, follow the road around to the left and the property can be found on the small walkway facing the open fields to the front.

42 Pilton Close, Northampton, NN3 5EZ

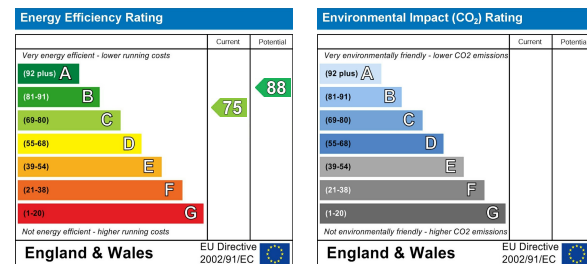


For illustration purposes only - not to scale

Offers In Excess Of £205,000 Freehold

A very well maintained three bedroomed mid Terrace property situated at the end of a quiet cul de sac with views to the front over open countryside in the popular residential area of Rectory Farm. The accommodation comprises of an entrance hall, cloakroom, lounge, refitted kitchen/diner, three bedrooms and a refitted bathroom. Outside is a front garden and a rear garden which is mainly laid to lawn and patio. There is a shared cark park to the rear of the property.

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ACCOMMODATION

ENTRANCE HALL

Enter via uPVC double glazed door, stairs to first floor, a radiator and doors to cloakroom.

CLOAKROOM

Comprised of WC wash hand basin and uPVC double glazed windows to front.

LOUNGE

13'6 x 11'9

uPVC double glazed window to front, radiator and cover.



LANDING

Stairs to upper floors.

BEDROOM ONE

11'6 x 11'3

uPVC double glazed windows to front, built in door mirror wardrobe and radiator.



BEDROOM TWO

12'1 x 10

uPVC double glazed window to rear, storage cupboard and double radiator.



BEDROOM THREE

9'2 x 7'4

uPVC double glazed windows to rear and radiator.



BATHROOM

7'5 x 6'2

Refitted suite comprising of WC wash hand basin, panelled bath with shower attachment and glass screen. Bathroom is half tiled, double radiator and uPVC double glazed window to front.



OUTSIDE

FRONT GARDEN

Mainly laid lawn, small trees and pathway to front door. Particular feature to the front is the views across the open countryside.

REAR GARDEN

Two block pave patio areas remainder of garden is mainly laid lawn. Enclosed by wood panel fencing, rear pedestrian gate and parking is situated to the rear of the property.



LOCAL AMENITIES

Weston Favell Shopping Centre is situated approximately one and a half miles distant with adjoining Lings Sports Complex providing a range of sporting facilities. Motorway access to Junction 15 is via the A45 Nene Valley Way. Local schools include Rectory Farm Primary School and secondary education at The Northampton Academy in Billing Brook Road.



KITCHEN / DINER

17'6 x 12'2

Refitted range of base and eye level units, modern worktops and splashbacks. Stainless steel sink and drainer with chrome mixer tap. Five ring gas hob and oven. Space for American fridge-freezer, plumbing for washing machine and dryer, modern extractor, recently installed gas wall mounted combination boiler, modern wall mounted radiator and uPVC double glazed window and uPVC glazed French doors to rear garden.

For further information on viewing call 01604 230222