

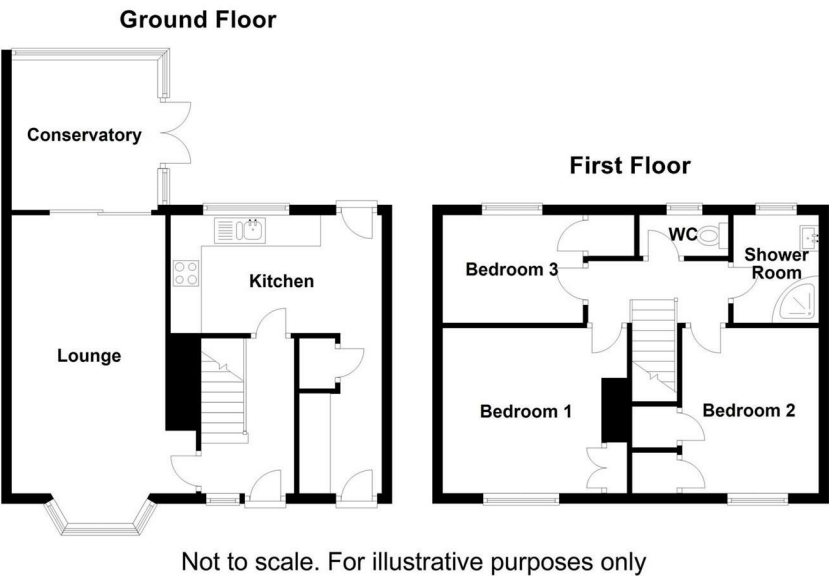


catchment nor that the schools mentioned have places available.

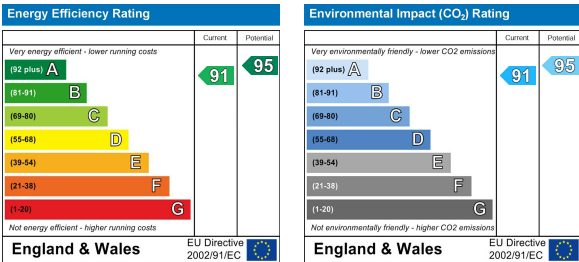
HOW TO GET THERE

From Northampton town centre proceed in a northerly direction along the A508 onto the Barrack Road passing Semilong and Queens Park and at the traffic lights intersection opposite the Cock Hotel turn left onto Mill Lane and proceed along Mill Lane across the river. Upon reaching Kings Heath take the first turning on the right into Nene Way and take the next right into Nene Drive then take the third right onto Swale Drive where the property can be found half way around on the right hand side.

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39 Swale Drive, Kings Heath, Northampton, NN5 7NN



Asking Price £235,000 Freehold

A well presented mature three bedroom mid terrace property situated on a quiet road backing onto open fields in the popular residential area of Kings Heath. The accommodation comprises entrance hall, lounge/diner, conservatory, kitchen, utility space and to the first floor there are three bedrooms, shower room and a separate WC. Outside there is a block paved frontage giving off road parking. The landscaped rear garden is mainly laid to lawn and patio and enjoys a sunny aspect and privacy with views across open fields.



# 39 Swale Drive, Kings Heath, Northampton, NN5 7NN

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Enter via a UPVC double glazed front door with obscure glass window and window to the side, stairs to the first floor, under stairs storage cupboard, tiled flooring, radiator and doors to:-

#### LOUNGE/DINER

17'9 x 11'9

UPVC double glazed bay window to the front, double radiator, gas coal effect fire with stone hearth and surround, laminate flooring, UPVC double glazed patio doors to: -



#### CONSERVATORY

9'6 x 9'5

UPVC double glazed conservatory with french doors and windows to the rear garden.

#### KITCHEN

13'3 x 7'7

Fitted with a range of base and eye level units, roll top work surfaces, tiled splash backs, stainless steel sink and drainer with chrome mixer tap, built in oven, hob and extractor, plumbing for washing machine, recently installed gas wall mounted boiler, double radiator, UPVC double glazed window and UPVC double glazed door to the rear.



#### UTILITY SPACE

9'7 x 5'4

UPVC double glazed door to the front, storage cupboard, space for fridge/freezer and an opening onto the kitchen.

### FIRST FLOOR

#### LANDING

Loft access with pull down ladder, radiator and doors leading to:-

#### BEDROOM ONE

11'9 x 10'6

UPVC double glazed window to the front, radiator and built in wardrobe with storage above.



#### BEDROOM TWO

10'6 x 8'6

UPVC double glazed window to the front, built in wardrobe, airing cupboard housing the hot water tank and radiator.

#### BEDROOM THREE

8'9 x 7'6

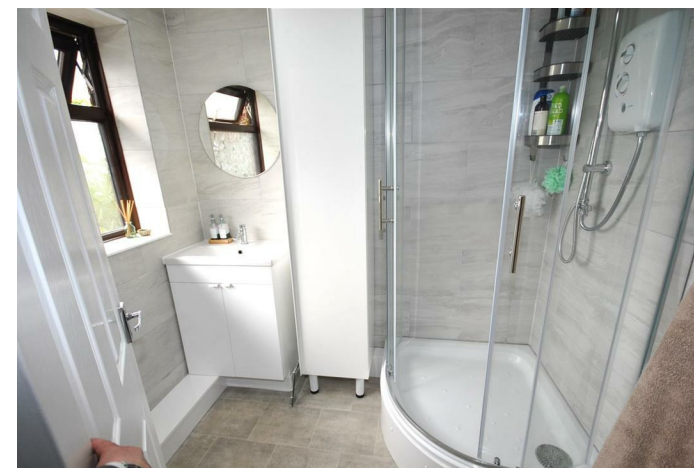
UPVC double glazed window to the rear with views across open fields and radiator.



#### SHOWER ROOM

6'9 x 5'3

A re-fitted suite comprising wash hand basin in vanity unit with storage below, corner shower cubicle with Triton shower with glass centre opening doors, rain head shower and a hand held shower attachment. The shower room is fully tiled with a chrome wall mounted towel radiator and UPVC double glazed window with obscure glass to the rear.



#### WC

Comprising WC and radiator. This room is fully tiled and has a UPVC double glazed window with obscure glass to the rear.

## OUTSIDE

### FRONT GARDEN

A block paved driveway giving off road parking for two to three cars.

### REAR GARDEN

The landscaped rear garden has a large patio area and the remainder of the garden is mainly laid to lawn, a second patio area, ornate pond and pump, greenhouse and shed and vegetable beds at the bottom of the garden. The rear garden is enclosed by wood panel fencing with a gate to the rear leading onto the open fields.



### AGENTS NOTE

The property is fitted with solar panels.

### SERVICES

Mains drainage, gas, water and electricity are connected.

### COUNCIL TAX

West Northants Council - Band A

### LOCAL AMENITIES

Within Dallington there is a Recreation Ground with tennis courts and the Dallington Lawn Tennis Club. There are a number of convenience stores including a Post Office and the Sainsbury Superstore on the Weedon Road at the junction with Upton Way. Local schools include Kings Heath Primary School with secondary schooling at The Duston School. There are bus services to Northampton town centre. References to schools should not be taken to mean that the property concerned is within the school

For further information on viewing call 01604 230222