



CASTLE DRIVE, NORTHBOROUGH, PE6 9DL
£270,000 FREEHOLD

A fantastic extended semi-detached family home, well located within the ever-popular village of Northborough, versatile ground floor living space, with three bedrooms and set on a corner plot with westerly facing rear gardens.

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Along the garden path and across the wide frontage up to the UPVC entrance door opening through to:

ENTRANCE HALL

Finished with wood effect flooring, radiator, power point and door spanning out to:

HOME OFFICE/PLAYROOM

13'7 x 8'9 a great addition to the living space, a versatile room with UPVC window to the front aspect, wood effect flooring, radiator, power points, TV point and eaves storage.

SITTING ROOM/DINING

23'10 x 14'5 (max) 8'3 (min) a wonderful room, light and spacious with UPVC picture window to the front aspect and sliding patio doors to the rear, partial modern wood effect flooring, side stairs to the first-floor accommodation, dual radiators, power points and TV point, the UPVC sliding doors open through to:

FAMILY ROOM

12'9 x 7'8 another great addition, again versatile and light with UPVC French doors onto the side aspect, wood effect flooring, ceiling spotlights, radiator and power points.

KITCHEN

11'7 x 8'9 with UPVC window to the rear aspect and part glazed UPVC door to the side, comprising a range of base and eye level storage units, incorporating roll edge work surface with stainless steel sink inset, integrated stainless steel oven and four ring hob with stainless steel extractor fan over,

plumbing and space for washing machine, understairs storage with space for freezer, power points and tiled flooring.

LANDING

With UPVC window to the side aspect and loft access

BATHROOM

With dual frosted UPVC windows to the side aspect, comprising a three piece suite, low level WC, wash hand basin set in vanity unit and bath with shower over, tiled splash backs, chrome heated towel rail, wood effect flooring, built in storage cupboard house wall mounted boiler.

BEDROOM

11'8 x 9'2 a good double bedroom with UPVC window to the rear aspect, radiator and power points.

BEDROOM

14'8 x 10'11 a great space with UPVC picture window to the front aspect, built in double wardrobe with sliding doors and hanging rails, radiator and power points.

BEDROOM

10'5 (max) 7'8 (min) x 6'5 with UPVC windows to the front and side aspects, radiator and power points.

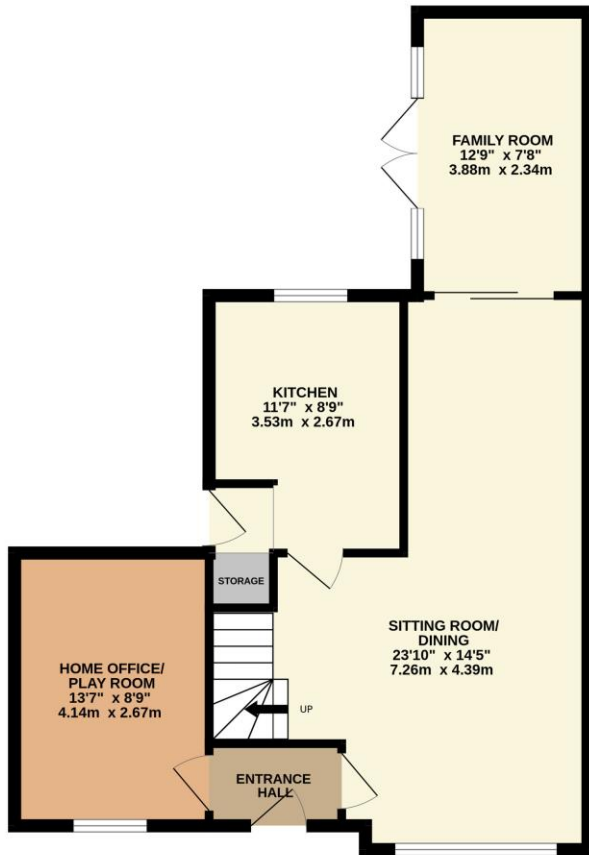
OUTSIDE

Well situated within the ever-popular village of Northborough around the corner from the village primary school and importantly within catchment for Arthur Mellows Village College. Set on a corner plot with wide front

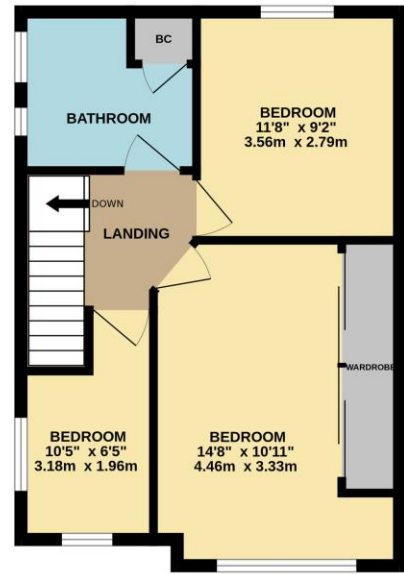
gardens, mainly laid to lawn off road parking to the side, pedestrian gated access leads to the Westerly facing rear gardens enclosed by fencing with dual timber gates, laid to lawn with patio seating and brick-built workshop/gym.



GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 1038 sq.ft. (96.4 sq.m.) approx.

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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