

# CROFTERS CLOSE, NORTHAMPTON, NN4

£435,000 | 4 Bed House - Detached

# BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this immaculately presented four bedroom detached family home that has been much improved in recent times by the current owners. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, utility room, conservatory, first floor landing, bedroom one with en-suite, three further bedrooms and a family bathroom. The property further benefits from gas radiator heating, upvc double glazing, single garage, rear garden and a larger than average frontage providing off road parking for several cars.

COUNCIL TAX BAND: D

- Four Bedrooms
- Detached Family Home
- Much Improved by Current Owners
- Single Garage
- Cloakroom
- Utility Room
- En-Suite
- Off Road Parking for Several Cars

**Disclaimer.**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

**Draft Details.**

At the time of print, these particulars are awaiting approval from the vendor(s).

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>		<b>73</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

