

# FROSTY HOLLOW, NORTHAMPTON, NN4

£430,000 | 4 Bed House - Detached

# BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this modern four bedroom detached family home with a tandem double garage. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, 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, off road parking, rear garden and is located in a desirable part of East Hunsbury.

- Four Bedrooms
- Detached Family Home
- Double Tandem Garage
- Cloakroom
- Separate Dining Room
- En-Suite
- Off Road Parking
- Rear Garden

COUNCIL TAX BAND: E

**Draft Details.**

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


**Disclaimer.**

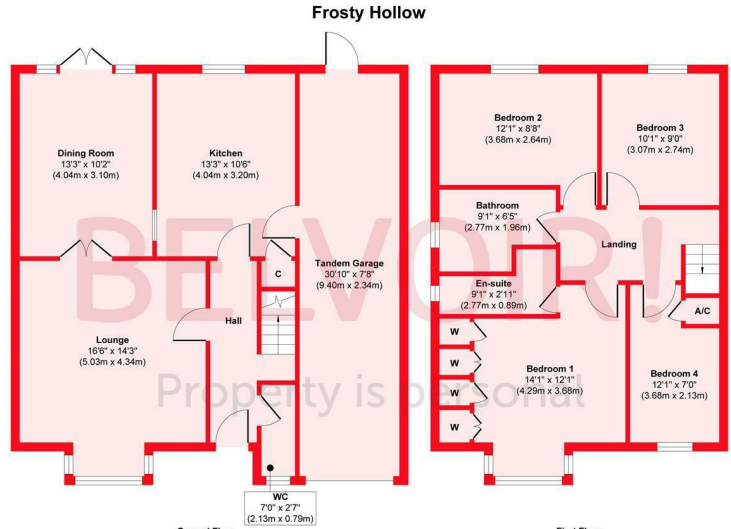
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

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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>	
(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>72</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 



**Approx. Gross Internal Floor Area 1482 sq. ft / 137.67 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

