

ICKNIELD DRIVE, NORTHAMPTON, NN4

£375,000 | 4 Bed House - Detached

BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this immaculately presented four bedroom detached family home situated on a private driveway with just two houses. The accommodation briefly comprises entrance porch, cloakroom, lounge, open plan kitchen/diner, first floor landing, four bedrooms and a shower room. The property further benefits from gas radiator central heating, upvc double glazing, well maintained rear garden, single garage and off road parking for several cars. An internal inspection is highly recommended to appreciate the quality of this stunning home.

- Four Bedrooms
- Detached Family Home
- Immaculate Condition
- Cloakroom
- Kitchen/Diner
- Large Lounge
- Single Garage
- Large Driveway
- Well Maintained Rear Garden
- Viewing Highly Recommended

COUNCIL TAX BAND: D

**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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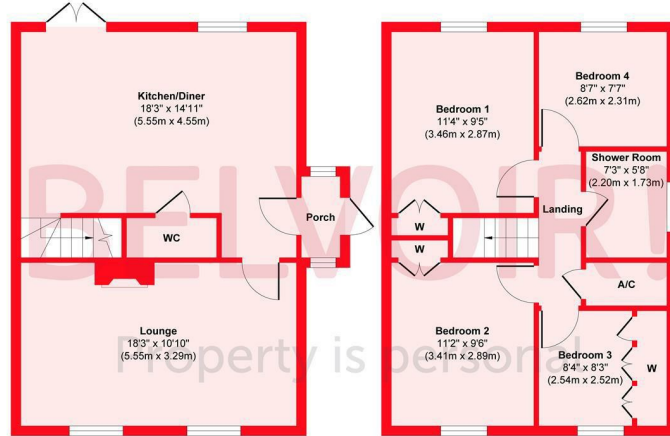
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Icknield Drive, NN4



**Ground Floor**  
Approximate Floor Area  
478 sq. ft  
(44.40 sq. m)

**First Floor**  
Approximate Floor Area  
469 sq. ft  
(43.60 sq. m)

**Approx. Gross Internal Floor Area 947 sq. ft / 88.00 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale

Produced by Elements Property

