

COTTESBROOKE

Guide price £450,000 | 5 Bed House - Detached

BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this substantial five bedroom, three storey, detached family home with a detached double garage. The accommodation briefly comprises entrance hall, cloakroom, study, lounge, dining room, kitchen, utility room, conservatory, first floor landing, bedroom two with en-suite, bedrooms three, four & five, family bathroom, second floor landing, bedroom one with en-suite. The property further benefits from double glazing, gas radiator heating, off road parking for several cars and a rear garden. No above chain.

- Five Double Bedrooms
- Detached Family Home
- Three Storey
- Two En-Suites
- Three Reception Rooms
- Conservatory
- Cloakroom
- Utility Room
- Detached Double Garage
- No Chain

COUNCIL TAX BAND: E

Draft Details.

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

Disclaimer.

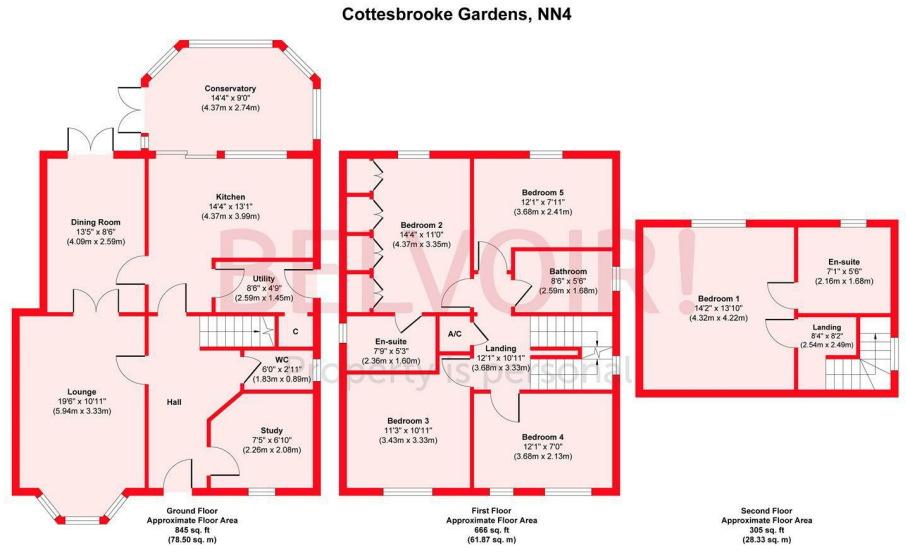
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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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COTTESBROOKE GARDENS, NORTHAMPTON, NN4
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 1816 sq. ft / 168.70 sq. m
 Illustration for identification purposes only; measurements are approximate, not to scale.
 Produced by Elements Property

