

## KIMBLE CLOSE, NORTHAMPTON, NN4

£410,000 | 4 Bed House - Detached

# BELVOIR!



Ideal family home. No onward chain.

Belvoir are delighted to offer this immaculate and extended four bedroom detached family home in the always sought after location of Kimble Close, East Hunsbury. The property benefits from a larger than average plot and is ideally situated within walking distance of Wootton Park School and other excellent primary and secondary schooling. East Hunsbury also benefits from easy access to local parks, motorway links, restaurants and shops. In brief the ground floor accommodation comprises; entrance hall, downstairs cloakroom, spacious lounge, modern kitchen/diner with separate utility and study/playroom. To the first floor are four well proportioned bedrooms (master with en-suite) and the family bathroom. Outside are low maintenance and well maintained front and rear gardens. The rear garden provides a high level of privacy and offers both lawn and patio areas for entertaining. Further benefits include ample off road parking, gas radiator heating.

This property is a must view so please call Belvoir today to organise a viewing.

COUNCIL TAX BAND: D

- Sought after location
- Short walk to Wootton Park School
- Private rear garden
- Four bedrooms
- Ensuite to master
- Large kitchen/diner
- Utility
- Study
- Ample off road parking

## **DRAFT DETAILS**

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

## **GENERAL 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 are not to be relied upon as statements of representation or fact. Any services, systems and appliances listed, have not been tested by us and no guarantee is given regarding their condition or operating ability. Any measurements are offered as a guide only, and should not be considered precise. What is, or is not included in the sale will be confirmed by the vendor to solicitors on a fixtures and fittings form.

## **BUYING TO LET?**

Belvoir has offered a lettings service in Northampton for nearly 20 years and currently manages hundreds of properties throughout the town. We know the market inside out - which properties will let, how much they'll let for, and what sort of tenant they will attract.

If you're looking to invest but need some guidance, we provide free buy-to-let advice on a no-obligation basis. We also help existing landlords who want their portfolio reviewed, or are struggling with a problematic tenancy. Contact our office for more details.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

