

STANFORD WAY, NORTHAMPTON, NN4

£325,000 | 3 Bed House - Detached

BELVOIR!



Belvoir Estate Agents are delighted to offer this well maintained three bedroom detached family home with lovely views to the front over the local green. The property is ideally situated with easy access to local parks, motorway links, restaurants and shops. In brief the ground floor accommodation comprises; entrance hall, downstairs cloakroom, spacious lounge, dining room and kitchen overlooking a private rear garden. To the first floor are three well proportioned bedrooms with ensuite to master and the family bathroom. The rear garden is larger than usual and has been carefully landscaped providing lawn and patio areas for entertaining. Further benefits include upvc double glazing, gas radiator heating, off road parking and a single garage.

COUNCIL TAX BAND: C

- Three Bedrooms
- Detached House
- Open Aspect To Front
- Single Garage
- Driveway
- Cloakroom
- En-Suite
- Dining Room
- Good Sized Garden
- Desirable Location

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) 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		
	64	86

England & Wales

EU Directive 2002/91/EC

