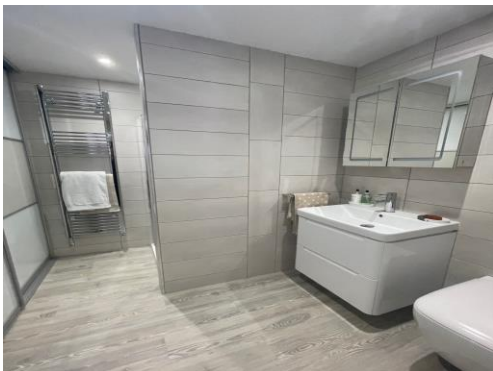




Connells

Wildern Lane
Northampton



Property Description

Offered to the market is this immaculately presented three bedroom semi-detached home, which ideally set in a cul-de-sac location in this popular area just off Collingtree Park. The property in brief provides an entrance hall, an impressive modern cloaks/shower room with triple sliding doors to an under stairs cupboard providing ample storage, created by converting half the integral garage. A well thought out fitted kitchen and a light and airy living/dining room with courtesy door leading out to the lawned rear garden. To the first floor there are three bedrooms and a re-fitted modern family bathroom with a white three piece suite and shower over the bath. Outside there are well maintained lawned gardens to the front and rear with flower and shrub borders. The driveway provides off road parking and leads to the remaining part of the converted garage which has an electric roller door and now provides storage. which ideally set in a cul-de-sac location in this popular area just off Collingtree Park and Golf Course. Within easy access to transport routes including A45 and M1 and all local amenities.

Entrance Hall

Double glazed door to the side elevation with complimentary double glazed window to the side, and further doors leading off to the cloaks/shower room, living/dining room and kitchen. Wall mounted radiator, coving to ceiling, tiled floor and stairs rising to the first floor landing.

Cloaks/ Shower Room

An impressive cloaks/shower room with a three piece white suite comprising shower cubicle, low level flush w.c and vanity wash hand basin. Fully tiled to walls and floor,

extractor fan, wall mounted chrome towel rail, recessed spotlights to ceiling and cloaks cupboard with three sliding doors providing ample storage space.

Living/ Dining Room

16' 4" x 12' 1" (4.98m x 3.68m)

Light and airy room with UPVC double glazed window to the rear elevation looking out over the rear garden. Space for a lounge suite and dining table and chairs. Three wall mounted radiators, coving to ceiling and UPVC double glazed door to the rear elevation providing access to the lawned rear garden.

Kitchen

10' 10" x 8' 2" (3.30m x 2.49m)

Fitted kitchen with a range of wall and base level units incorporating complimentary under cabinet and pelmet lighting. Stainless steel sink and drainer with mixer tap over, set into work surfaces and fully tiled to walls. Integrated appliances comprise dishwasher, fridge/freezer, double electric oven, four ring electric hob. Plumbing for washing machine. Two seater breakfast bar, recessed spotlights to ceiling, tiled floor and UPVC double glazed window to the front elevation.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three bedrooms and the family bathroom. Recessed spotlights, coving to ceiling and access to the loft space.

Bedroom One

12' 9" x 9' 8" plus door recess (3.89m x 2.95m plus door recess)

UPVC double glazed window to the rear elevation. Coving to ceiling and wall mounted radiator.

Bedroom Two

9' x 8' 6" plus door recess (2.74m x 2.59m plus door recess)

UPVC double glazed window to the front elevation. Airing cupboard, coving to ceiling and wall mounted radiator.

Bedroom Three

9' 5" x 6' 4" (2.87m x 1.93m)

UPVC double glazed window to the rear elevation. Coving to ceiling and wall mounted radiator.

Family Bathroom

Re-fitted with a modern white suite comprising bath with shower over and glazed shower screen, wash hand basin and low level flush w.c. Fully tiled to walls and floor, chrome heated towel rail, recessed spotlights to ceiling and UPVC opaque double glazed window to the front elevation.

Outside

Garage Storage

Partly converted to create the cloaks/shower room with the remaining space accessed by the electric roller door, and with power and lighting connected.

Front Garden

Mainly laid to lawn with shrub borders and driveway providing off road parking. Outside lighting, pathway to the side door and gated access to the rear garden.

Rear Garden

A beautiful rear garden which is mainly laid to lawn, with flower and shrub borders and mature trees. Retaining timber fencing and hedging and a paved patio area. Gated access to the side leads to the front of the house.

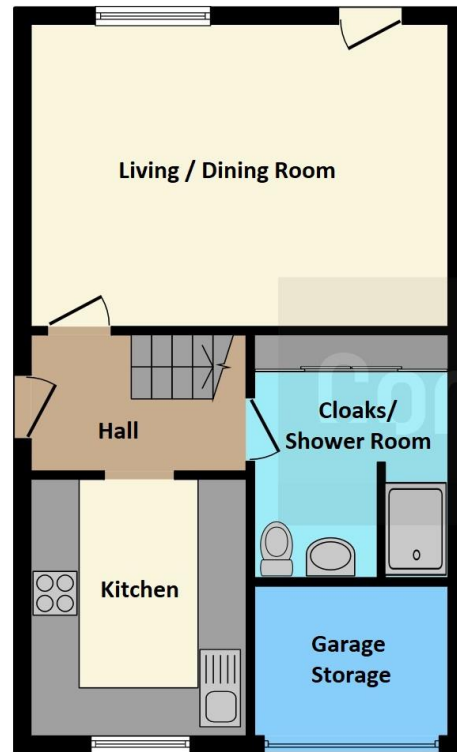
Council Tax Band

B.

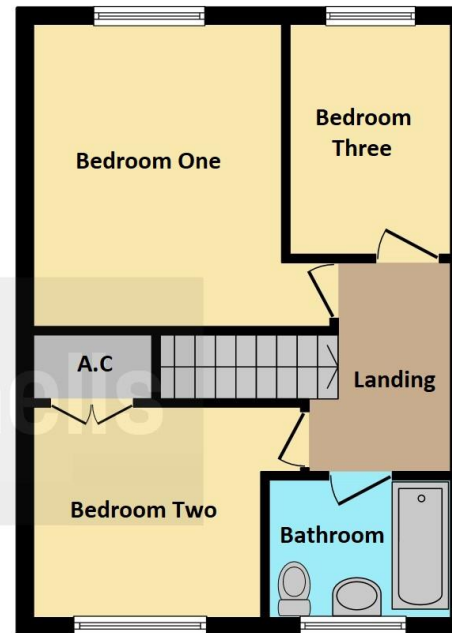








Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01604 706644
E woottonfields@connells.co.uk

11 Tudor Court Wootton Hope Drive Wootton
 NORTHAMPTON NN4 6FF

EPC Rating: C

view this property online connells.co.uk/Property/WFL406943

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WFL406943 - 0012