

for sale

£350,000



## Water Lane Wootton Northampton NN4 6HH

A mature and extended three/four bedroom semi detached bungalow situated in the sought after village of Wootton. The accommodation comprises lounge, dining room (bedroom four), kitchen, garden room, three bedrooms and shower room. Please call us on 01604 706644 to register your interest.

# Water Lane Wootton Northampton NN4 6HH

## Entrance Porch

Door leads into the hallway.

## Hallway

Doors lead off to the lounge, kitchen, garden room, four bedrooms and shower room. Window to the side, wall mounted radiator and access to the loft space and doors to:

## Lounge

13' 6" x 10' 1" ( 4.11m x 3.07m )

UPVC double glazed bay window to the front elevation with a window seat and storage bellow. Gas fire, TV and telephone points. Storage cupboard.

## Kitchen

11' 11" x 8' 2" ( 3.63m x 2.49m )

Fitted kitchen with a range of wall and base level units. Stainless steel sink with single drainer set into work surfaces and tiled to splash back areas. Space for fridge, freezer, slim line dishwasher and plumbing for washing machine. Gas and electric cooker points. Wall mounted radiator and UPVC double glazed window to the side elevation.

## Dining Room/ Bedroom Four

12' 2" x 7' 11" ( 3.71m x 2.41m )

Double glazed window to the garden room and wall mounted radiator.

## Garden Room

UPVC double glazed windows to the side elevation and door to the rear elevation providing access to the rear garden

## Bedroom One

13' 7" x 9' 6" ( 4.14m x 2.90m )

UPVC double glazed window to the front elevation, fitted wardrobes, telephone point and wall mounted radiator.

## Bedroom Two

11' 3" x 8' 11" ( 3.43m x 2.72m )

Window to the rear elevation. Wall mounted gas convector heater and a single wardrobe

## Bedroom Three

8' 3" x 7' 8" ( 2.51m x 2.34m )

Window to the rear and wall mounted gas convector heater.



## Shower Room

Three piece suite comprises of a tiled double shower cubicle, wash hand basin set into a vanity unit with storage below, low level flush WC and tiled to splash back areas. shaver point, heated towel rail and laminate flooring

## Outside

### Front Garden

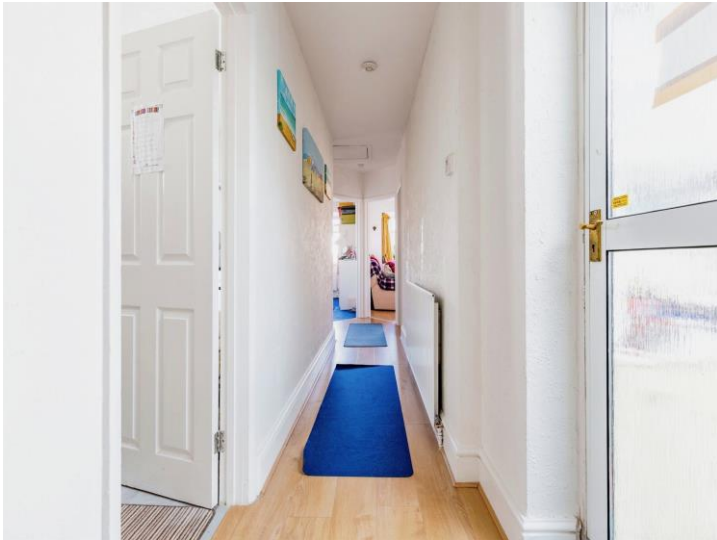
Enclosed garden with steps to front door, shrub borders and retaining stone wall.

### Rear Garden

Low maintenance rear garden with shrubs set in, and rear vehicle access to the rear of the garden providing parking for two/three cars

## Council Tax Band

C.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01604 706644**  
**E [woottonfields@connells.co.uk](mailto:woottonfields@connells.co.uk)**

11 Tudor Court Wootton Hope Drive Wootton  
NORTHAMPTON NN4 6FF

Property Ref: WFL406105 - 0003

**Tenure:** Freehold

**EPC Rating:** D

**view this property online [connells.co.uk/Property/WFL406105](http://connells.co.uk/Property/WFL406105)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)