

for sale

offers in excess of **£225,000**



High Street Wootton Northampton NN4 6LP

A rare opportunity to purchase a two bedroom bungalow nestled right in the heart of Wootton village, close to all the local amenities it offers. With spacious accommodation and no upper chain this presents a fantastic chance for single storey living in the heart of a village.

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Entrance Porch

Double glazed door, and window to the front elevation. Further door to entrance hall.

Entrance Hall

Doors leading off to family bathroom, both bedrooms, lounge and entrance porch. Wall mounted radiator, airing cupboard and loft access.

Lounge

12' 11" x 12' 1" (3.94m x 3.68m)

Double glazed window to the front elevation, feature fireplace and wall mounted radiator. Door leading off to kitchen.

Kitchen

10' 2" x 9' 5" (3.10m x 2.87m)

Fitted kitchen with wall and base level units, work surfaces with inset sink drainer. Double glazed window to the rear elevation. Space for cooker and plumbing for washing machine.

Bedroom One

10' 10" x 10' (3.30m x 3.05m)

Double glazed window to the rear elevation and wall mounted radiator.

Bedroom Two

10' x 7' (3.05m x 2.13m)

Double glazed window to the front elevation and wall mounted radiator.

Family Bathroom

Three piece suite comprising a low level flush wc, bath with electric shower over and wash hand basin unit. Wall mounted radiator and opaque double glazed window to the rear elevation.

Outside

Front Garden

Mainly laid to paving with beds of mature shrubs and flowers.

Rear Garden

Courtyard rear garden with gated access to the side.

Council Tax Band

A.







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

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11 Tudor Court Wootton Hope Drive Wootton
NORTHAMPTON NN4 6FF

Property Ref: WFL407500 - 0003

Tenure: Freehold

EPC Rating: C

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