

for sale

£280,000



## Whittles Cross Wootton Northampton NN4 6BG

Offered with NO UPWARD CHAIN is this well presented, David Wilson built home which is ideal for a FIRST TIME BUYER or as an INVESTMENT PROPERTY. The property in offers a kitchen/dining room, three bedrooms and off road parking. Viewing is highly advised to fully appreciate.

# Whittles Cross Wootton Northampton NN4 6BG

## Entrance Hall

Door to the front elevation, with further door opening to the living room. Wall mounted radiator and stairs rise to the first floor landing.

## Living Room

17' 3" x 10' 5" ( 5.26m x 3.17m )

UPVC double glazed window to the front elevation. Wall mounted radiator and connecting door to the kitchen/dining room.

## Kitchen/ Dining Room

13' 7" x 9' ( 4.14m x 2.74m )

Fitted kitchen with a range of wall and base level units. Sink and drainer set into work surfaces and tiled to splash back areas. Integrated appliance comprise single electric oven and four ring gas hob with cooker hood over. Plumbing for washing machine and space for under counter fridge and freezer. Central heating boiler, wall mounted radiator, under stairs storage cupboard, UPVC double glazed window to the rear elevation and partly glazed door leading out to the rear garden.

## First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three bedrooms and the family bathroom. Airing cupboard and access to the loft access.

## Bedroom One

13' 8" x 9' ( 4.17m x 2.74m )

UPVC double glazed window to the rear elevation. Wall mounted radiator and space for free standing bedroom furniture.

## Bedroom Two

10' x 6' 8" ( 3.05m x 2.03m )

UPVC double glazed window to the front elevation and wall mounted radiator.

## Bedroom Three

7' x 6' 10" ( 2.13m x 2.08m )

UPVC double glazed window to the front elevation and wall mounted radiator.

## Family Bathroom

Three piece white suite comprising panelled bath with shower mixer tap, pedestal wash hand basin, low level flush w.c and tiled to splash back areas. Wall mounted radiator, shaver point, extractor fan and UPVC opaque double glazed window to the side elevation.



## Outside

### Front Garden/ Parking

Mainly laid to lawn with pathway leading to the first floor. Double width driveway providing off road parking for two cars side by side. Gated access to the rear garden.

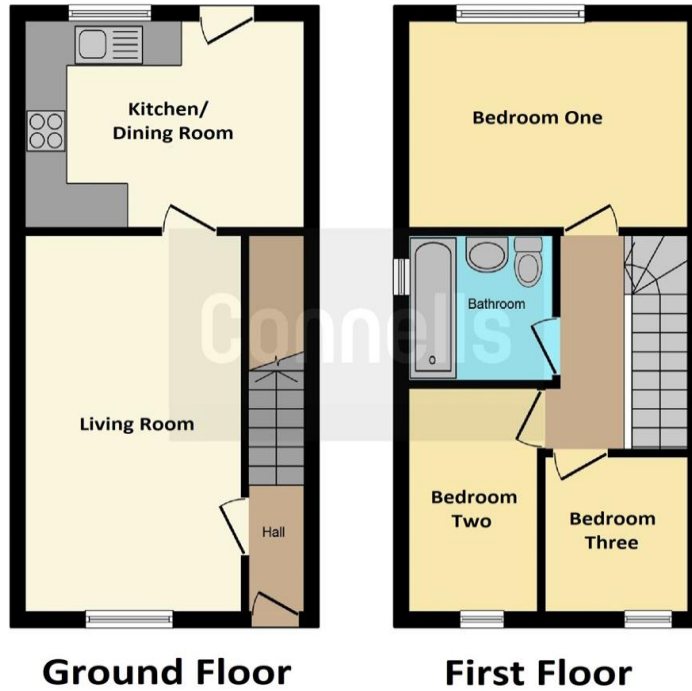
### Rear Garden

Mainly laid to lawn with paved patio to the rear of the garden. Timber shed, retaining timber fencing. Gated access to the front of the house.

### 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: WFL407497 - 0002

**Tenure:** Freehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/WFL407497](http://connells.co.uk/Property/WFL407497)**



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)