

for sale

offers in excess of **£300,000** Freehold



## Springwell Close Northampton NN4 5AQ

Offered to the market with NO UPWARD CHAIN, and ideally set in a cul-de-sac in the popular Grange Park, is this three bedroom semi-detached home, located within easy access to good local schools and amenities. Viewing of this family home is highly advised to fully appreciate.

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- NO UPWARD CHAIN
- THREE BEDROOM SEMI-DETACHED HOME
- OPEN PLAN KITCHEN/DINING ROOM
- EN-SUITE TO THE MASTER BEDROOM



# Property Details

## Entrance Hall

Door to front elevation and further doors leading off to cloakroom and living room. Wall mounted radiator and stairs rising to the first floor landing.

## Cloakroom

Suite comprising of low level flush w.c and wash hand basin with tiling to splash back area. Wall mounted radiator and UPVC opaque double glazed window to the front elevation.

## Living Room 15' max x 12' ( 4.57m max x 3.66m )

UPVC double glazed window to front elevation. Feature fireplace, wall mounted radiator, coving to ceiling and connecting door to the open plan kitchen/dining room.

## Kitchen/ Dining Room 15' x 10' ( 4.57m x 3.05m )

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 appliances comprise single electric oven and four ring gas hob with cooker hood over. Space for an upright fridge/freezer, and plumbing for washing machine and dishwasher. Under stairs large storage cupboard, UPVC double glazed window to the rear elevation, and UPVC double glazed French doors to rear elevation and 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, access to the loft space and UPVC double glazed window to the side elevation.

## Master Bedroom 11' 11" x 10' 2" plus door recess ( 3.63m x 3.10m plus door recess )

UPVC double glazed window to the front elevation. Double built-in wardrobe, wall mounted radiator and connecting door to the en-suite shower room.

## En-Suite Shower Room

Three piece white suite comprising corner shower cubicle, low level flush w.c and pedestal wash hand basin with tiling to splash back areas. Extractor fan, wall mounted radiator and UPVC opaque double glazed window to the front elevation.

## Bedroom Two 10' x 8' 11" ( 3.05m x 2.72m )

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

## Bedroom Three 10' x 6' 1" ( 3.05m x 1.85m )

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

## Family Bathroom

Three piece white suite comprising panellid bath, low level flush w.c and pedestal wash hand basin with tiling to splash back areas. Extractor fan and wall mounted radiator.

## Outside

## Garage

Single garage with up and over door and power and lighting connected. Courtesy door to the rear garden.

## Front Garden

Mainly laid to lawn with pathway leading to the front door and driveway providing off road parking and leading to the single garage.

## Rear Garden

Mainly laid to lawn with retaining timber fencing and extended paved patio which is ideal for entertaining To the side of the garage there is a hard standing with a good size storage shed, and courtesy door to the single garage.

## Council Tax Band

D





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**Tenure: Freehold**

**EPC Rating: D**

Property Ref: WFL407590 - 0003

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