



**Connells**

Flinters Close  
Wootton Northampton





## Property Description

Ideally located in the popular location of Wootton Fields, is this well presented, three bedroom detached family home. The property comprises entrance hall, downstairs cloakroom, living room, kitchen, utility and separate dining room with double glazed patio doors opening to the conservatory.

To the first floor there are three good size bedrooms and the family bathroom, with the master bedroom benefiting from an en-suite shower room.

Externally there is a block paved driveway to the front, providing off road parking for several cars and leading to the single garage. to the rear of the property, there is a Southerly facing rear garden which is mainly laid to lawn.

The property benefits from UPVC double glazed windows and gas radiator central heating. Viewing of this family home is highly advised to fully appreciate.

## Entrance Hall

UPVC double glazed door to the front elevation, and further doors leading off to the cloakroom, living room, kitchen and dining room. Wall mounted radiator and stairs rising to the first floor landing. Under stairs storage cupboard.

## Cloakroom

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

## Living Room

14' 6" x 10' 9" ( 4.42m x 3.28m )

UPVC double glazed window to the front elevation. Open door way to the dining room, fireplace, wall mounted radiator and coving to ceiling.

## Dining Room

12' 9" x 8' 8" ( 3.89m x 2.64m )

Double glazed patio doors open to the conservatory. Wall mounted radiator, coving to ceiling and space for dining table and chairs.

## Conservatory

10' 5" x 9' 3" ( 3.17m x 2.82m )

Of UPVC construction and set on a dwarf wall. UPVC double glazed French doors to the side elevation leading out to the rear garden.

## Kitchen

9' 3" x 8' 2" ( 2.82m x 2.49m )

Fitted with a range of wall and base ;level units. One and a half bowl sink and drainer, set into work surfaces and tiled to splash back areas. Integrated appliances comprise double oven and ceramic hob with extractor hood over. Breakfast bar and UPVC double glazed window to the rear elevation. Open doorway to the utility room.

## Utility Room

Base level unit with work surface over and tiled to splash back areas. Larder storage unit, plumbing for washing machine and



space for a condensing tumble dryer. Wall mounted radiator and central heating boiler, UPVC double glazed window and door to the rear elevation, and courtesy door to the single garage.

### First Floor Landing

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

### Master Bedroom

13' 6" x 10' 3" ( 4.11m x 3.12m )

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

### En-Suite Shower Room

Three piece white suite comprising shower cubicle, low level flush w.c, pedestal wash hand basin and tiled to splash back areas. Heated towel rail, extractor fan and UPVC opaque double glazed window to the side elevation.

### Bedroom Two

10' 4" x 8' 1" ( 3.15m x 2.46m )

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

### Bedroom Three

9' 11" x 6' 7" ( 3.02m x 2.01m )

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

### Family Bathroom

Re-fitted three piece white suite comprising panelled bath with shower mixer tap, low level flush w.c, wash hand basin and tiled to splash

back areas. Heated towel rail, extractor fan and UPVC opaque double glazed window to the side elevation.

### Outside

#### Garage

Single garage with up and over door and power and lighting connected. Courtesy door to the utility room.

#### Front Garden

Block paved driveway providing off road parking for several cars and leading to the single garage. Gated access to the rear garden.

#### Rear Garden

Southerly facing rear garden which is mainly laid to lawn with paved patio area, retaining timber fencing and timber shed. gated access to the side leads to the front of the house.

### Council Tax Band

D.



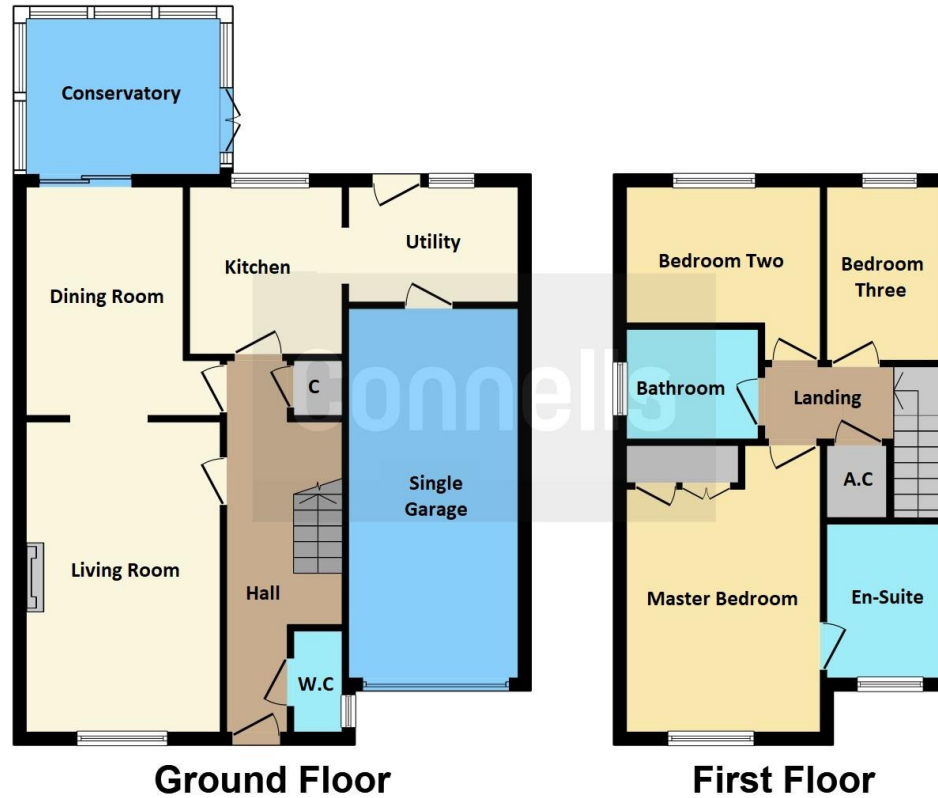












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**EPC Rating: D**

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Tenure: Freehold



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