

for sale

offers over **£200,000**



## Mallard Close Northampton NN4 9UR

Offered to the market with NO UPWARD CHAIN is this two bedroom linked detached home. Offering an entrance lobby, lounge/dining room, kitchen, first floor landing with doors leading off to two bedrooms and the family bathroom. Rear garden and an allocated parking space.



# Mallard Close Northampton NN4 9UR

## Entrance Hall

Entrance via door to the front elevation. Wall mounted radiator, electric fuse board, and door leading off to lounge/ dining room.

## Lounge/ Dining Room

16' 3" max x 9' 9max" ( 4.95m max x 2.97m max )

UPVC double glazed French door to the rear elevation, leading out to the rear garden. Two wall mounted radiators and stairs rising to the first floor landing.

## Kitchen

10' 4" x 6' 7" ( 3.15m x 2.01m )

Fitted kitchen with a range of wall and base level units. One and a half bowl stainless steel sink and drainer set into work surface with complimentary tiling to splash back areas. Four ring gas hob with cooker hood over, integrated fridge/freezer and space for washing machine. UPVC double glazed window to the front elevation.

## First Floor Landing

Stairs rise from the lounge/dining room. Doors lead off to two bedrooms and the family bathroom. Access to the loft space.

## Bedroom One

7' 9" x 13' 2max" ( 2.36m x 4.01m max)

UPVC double glazed window to the rear elevation. Built-in wardrobes, wall mounted radiator and storage cupboard including combi boiler.

## Bedroom Two

9' 7" max x 8' 3" max ( 2.92m max x 2.51m max )

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

## Family Bathroom

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



## Outside

### Rear Garden

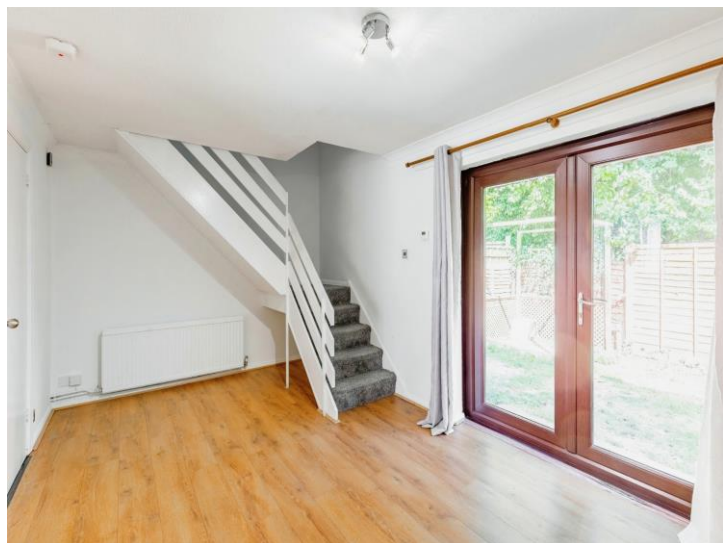
Mainly laid to lawn with paved patio area, retaining timber fencing, Gated access to the front of the property.

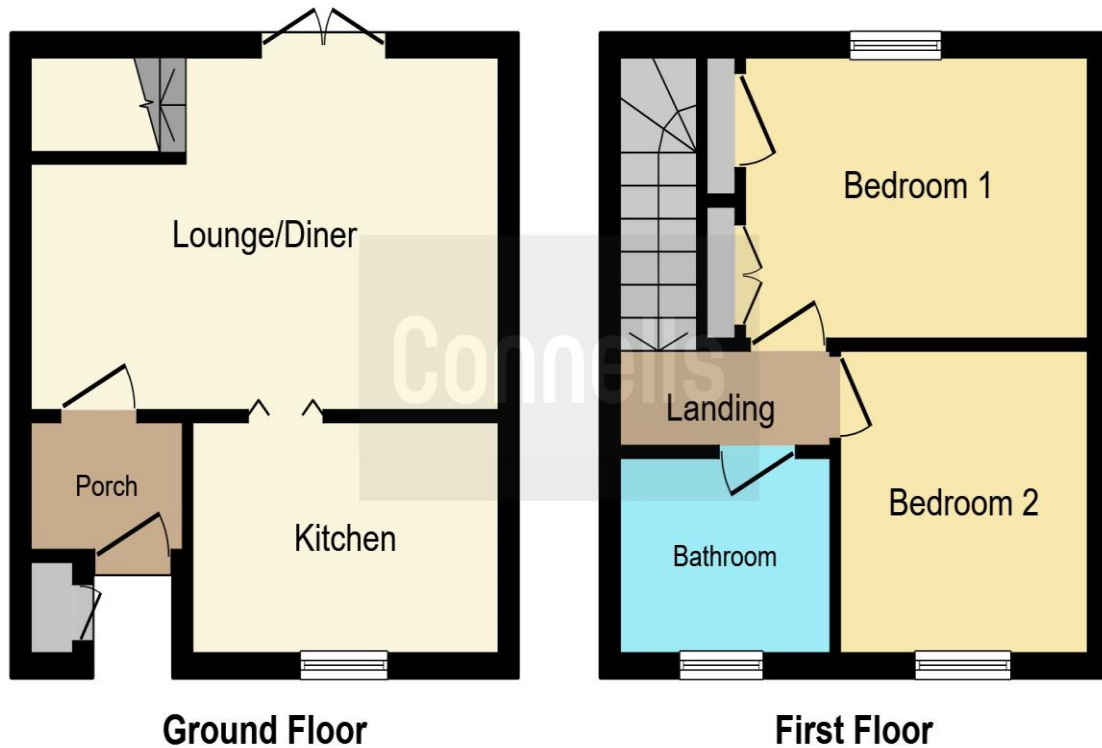
### Parking

Allocated parking space for one car.

### Council Tax Band

B.





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Property Ref: WFL407758 - 0002

**Tenure:** Freehold

**EPC Rating:** C

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