

for sale

offers in excess of **£255,000**



Sandover Northampton NN4 0TS

This beautifully presented semi detached property with two double bedrooms, re-fitted kitchen and family bathroom is located in a cul-de-sac within the popular area of East Hunsbury. Viewing of this property is highly advised to fully appreciate.

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Entrance Hall

Door to the front elevation, stairs rising to the first floor landing and a wall mounted radiator. Further door connecting door to lounge.

Lounge

13' 5" x 10' 10" (4.09m x 3.30m)

Double glazed bay window to the front elevation. TV and telephone points, wall mounted radiator and coving to the ceiling.

Kitchen

13' 6" x 9' 6" (4.11m x 2.90m)

Re-fitted kitchen with a range of wall and base level units, stainless steel sink and drainer set into the work surface with a swan neck mixer tap over with tiling to the splashback areas. Plumbing for a washing machine. Integral appliances comprising an electric oven with induction hob and cooker hood over. Understairs cupboard, tiled floor, coving to the ceiling and a wall mounted radiator. UPVC double glazed window to the rear elevation.

Conservatory

12' 9" x 10' 7" (3.89m x 3.23m)

UPVC structure set on a dwarf wall with a UPVC patio door to the side elevation. Tilled floor and a wall mounted radiator.

First Floor Landing

Stairs rise from the entrance hall, doors lead off to the two double bedrooms and a re-fitted family bathroom.

Bedroom One

13' 2" max x 9' 4" max (4.01m max x 2.84m max)

Two UPVC double glazed windows to the front elevation with fitted wardrobes. Wall mounted radiator and coving to the ceiling.

Bedroom Two

13' 2" max x 9' 4" max (4.01m max x 2.84m max)

UPVC double glazed window to the rear elevation with fitted wardrobes. Wall mounted radiator and coving to the ceiling.

Family Bathroom

Re-fitted fully tiled suite comprising a panelled bath with a mixer tap and a power shower over with a glazed screen. Low level flush w.c, with a vanity wash hand basin, underfloor heating and coving to the ceiling. UPVC opaque double glazed window to the rear elevation.



Outside

Front Garden

Laid to lawn front garden with a mature shrub border and a driveway providing off road parking. Gated access to the side of the property leading to the rear garden.

Rear Garden

Mainly laid to lawn garden with mature shrub borders. Decking area ideal for entertaining, external lighting, timber retaining fence and gate opening to the driveway.

Council Tax Band

B.





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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Property Ref: WFL408061 - 0003

Tenure: Freehold

EPC Rating: C

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