

for sale

£305,000



Water Lane Wootton Northampton NN4 6HH

This immaculately presented property is situated in the heart of Wootton village. The accommodation comprises lounge which opens to the dining area, kitchen/breakfast room, three bedrooms and the family bathroom. Private garden, external home office/ music room and off road parking.

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Entrance Hall

Double glazed door to front elevation, stairs rising to first floor landing, wall mounted radiator and further door to the lounge/dining room.

Lounge/ Dining Room

21' 5" max x 14' 11" max (6.53m max x 4.55m max)

Lounge Area

Double glazed window to the front elevation, feature fireplace housing coal effect living flame gas fire and wall mounted radiator.

Dining Area

Double glazed window to the rear elevation, wall mounted radiator, under stairs storage cupboard, and sliding internal door through to the kitchen/breakfast room.

Kitchen/ Breakfast Room

18' 6" max x 7' 5" max (5.64m max x 2.26m max)

Fitted with a range of wall and base level units. Stainless steel sink and drainer set beneath the work surface, and tiling to splash back areas. Integrated double oven, five ring gas hob with extractor over, dishwasher and washing machine. Space for fridge freezer, wall mounted radiator and double glazed window to the side elevation, internal door through to the rear lobby and Patio door opening to rear garden.

Rear Lobby

6' 4" x 3' 7" (1.93m x 1.09m)

Double glazed window to the rear elevation and two double glazed windows. Boiler.

First Floor Landing

Stairs rising from entrance hall, doors leading off to three bedroom and family bathroom. Access to loft, airing cupboard and wall mounted radiator.

Main Bedroom

11' 11" x 10' 6" (3.63m x 3.20m)

Double glazed window to the front elevation, fitted wardrobes and wall mounted radiator.

Bedroom Two

10' 6" x 7' 9" (3.20m x 2.36m)

Double glazed window to the rear elevation and wall mounted radiator.

Bedroom Three

9' 5" x 7' 9" (2.87m x 2.36m)

Double glazed window to the rear elevation and wall mounted radiator.



Family Bathroom

Suite comprising a corner bath with electric shower over, low level flush WC and wash hand basin. Double glazed window to the side elevation and wall mounted radiator.

Outside

Front Garden

Mostly laid to lawn.

Rear Garden

Fully enclosed by timber panel fencing, mainly laid to lawn with decking area, which is ideal for entertaining. Mature planted beds and path leading to home office/ studio.

Home Office/ Music Room

12' 5" x 11' 2" (3.78m x 3.40m)

Double glazed window, and double glazed door to the side elevation. Power and light connected. Separate rear storage area leading to the driveway.





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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11 Tudor Court Wootton Hope Drive Wootton
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Property Ref: WFL408314 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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