



Connells

Clover Lane
Wootton Northampton

Clover Lane Wootton Northampton NN4 6FT

for sale offers in excess of
£500,000



Property Description

Connells are delighted to offer to the market this detached family home that is ideally located in popular area of Wootton.

In brief there is an entrance hall, cloakroom, living room, kitchen/ diner and utility room completing the ground floor accommodation. To the first floor there are four bedrooms and family bathroom with the main bedroom benefiting from en-suite shower room. Outside to the side of the property there is a driveway providing off road parking and garage. Beautifully presented rear garden with some astro turf, patio and decking area which are ideal for entertaining and relaxing.

This home is within close proximity of both Primary and Secondary schools as well as local shops and other amenities. With easy access onto the M1 motorway and A45, viewing of this family home is highly advised to fully appreciate.

Entrance Hall

Door to the front elevation, wall mounted radiator, and further doors leading off to cloakroom, living room and kitchen/family/dining room. Stairs rising to the first floor landing, and under stairs storage cupboard.

Cloakroom

Suite comprising a low level flush WC and wash hand basin with tiling to the splash back areas. Wall mounted radiator.

Living Room

11' 9" x 20' 10" (3.58m x 6.35m)

Two double glazed windows to the front and side elevation and double glazed French doors opening to the rear garden. TV point and two wall mounted radiators.

Kitchen/ Diner

11' 10" x 20' 11" (3.61m x 6.38m)

Fitted with a range of wall and base level units, and stainless steel sink set beneath the work surfaces. Integrated appliances comprising a fridge freezer, dishwasher, electric oven, and gas hob with cooker hood over. Two wall mounted radiators, space for dining table and chairs. Bi-fold doors opening to the rear garden.

Utility Room

6' 4" x 5' (1.93m x 1.52m)

Fitted with wall and base level units. Sink and drainer set into work surfaces. Plumbing for washing machine. Wall mounted radiator, and door to the rear elevation.

First Floor Landing

Stairs rising from the entrance hall with doors leading off to four bedrooms and family bathroom. Loft hatch.

Main Bedroom

11' max x 11' 4" (3.35m max x 3.45m)

Double glazed window to the rear elevation, built in wardrobe and wall mounted radiator. Connecting door to the en-suite shower room.

En-Suite Shower Room

Suite comprising a shower cubicle, low level flush WC and wash hand basin with tiling to the splash back areas. Heated towel rail and opaque double glazed window to the rear elevation.

Bedroom Two

11' 11" max x 9' 10" max (3.63m max x 3.00m max)

Two double glazed windows to the front elevation, and wall mounted radiator.

Bedroom Three

12' 5" max x 7' 8" max (3.78m max x 2.34m max)

Two double glazed windows to the rear and side elevation, built in wardrobe and wall mounted radiator.

Bedroom Four

11' 1" max x 9' 3" max (3.38m max x 2.82m max)

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

Family Bathroom

Suite comprising a shower cubicle, low level flush WC and wash hand basin with storage under and tiling to the splash back areas. Chrome heated towel rail and double glazed window to the front elevation.

Outside

Front Garden

Lawn area with some hedges and path which leading off to front door. Driveway to the side of the property which proving off road parking. Garage.

Rear Garden

Beautifully presented rear garden with some astro turf, patio and decking area which are ideal for entertaining and relaxing. Gated access to the side.

Garage

19' 2" x 9' 10" (5.84m x 3.00m)

Up and over door with power and light connected.









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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EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

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