

for sale

£290,000



Walkers Way Wootton Northampton NN4 6HW

CONNELLS have the pleasure of offering for sale this WELL PRESENTED two double bedrooms property in Wootton. Property benefits from two parking spaces, conservatory with BI-FOLD doors and refitted kitchen and bathroom. Viewing is highly recommended.

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Entrance Hall

Spacious hallway with double glazed window to the front elevation, understairs storage and stairs rising to first floor landing. Further doors leading off to kitchen, cloakroom and living room. Wall mounted radiator.

Cloakroom

Suite comprising low level flush WC and wash hand basin with tiling to wet areas. Double glazed window to the side elevation and wall mounted radiator.

Living Room

13' 5" x 13' 6" (4.09m x 4.11m)

Double glazed French doors to the conservatory and double glazed window to the rear elevation. Feature gas fireplace and wall mounted radiator.

Kitchen

9' 4" x 6' 5" (2.84m x 1.96m)

Fitted with a range of wall and base level units. Sink and drainer set beneath work surfaces and tiling to splash back areas. Plumbing for washing machine and space for fridge freezer. Integrated appliances comprising an electric oven, grill and five ring hob with a cooker hood over. Double glazed window to the front elevation.

Conservatory

12' 8" x 9' 4" (3.86m x 2.84m)

UPVC and brick construction with bi-fold doors opening to rear garden, and underfloor heating.

First Floor Landing

Stairs rising from the entrance hall with doors leading off to two bedrooms and family bathroom. Access to the loft, and airing cupboard.

Bedroom One

13' 6" x 10' 8" (4.11m x 3.25m)

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

Bedroom Two

11' 5" x 9' 8" (3.48m x 2.95m)

Double glazed windows to the rear elevation, fitted wardrobes and wall mounted radiator.

Family Bathroom

Re-fitted suite comprising a bath with shower over, low level flush WC and wash hand basin with tiling to walls. Chrome heated towel rail and opaque window to the side elevation.



Outside

Rear Garden

Westerly facing and fully enclosed with timber fencing garden. Mainly laid to lawn with patio area which is ideal for entertaining.

Parking

Two parking spaces.





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

To view this property please contact Connells on

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Property Ref: WFL408290 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: C

view this property online connells.co.uk/Property/WFL408290



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