

for sale

£450,000



Willow Lane Hartwell Northampton NN7 2FJ

An absolutely beautifully presented 3 bedroom "forever home" with flexible and spacious accommodation over two floors. Benefiting from many features including under floor heating, flexible accommodation, conservatory and wrap around gardens, all situated in a delightful cul-de-sac.

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Entrance Hall

Double glazed door to the front elevation. Stairs rising to the first floor landing. Further doors leading off to living room, kitchen/ dining room, bedroom one, and cloakroom. Recessed spot lights, underfloor heating and burglar alarm.

Cloakroom

Suite comprising a low level flush WC and wash hand basin with tiling to the splash back areas. Extractor fan and underfloor heating.

Living Room

10' 5" x 17' 7" (3.17m x 5.36m)

Double glazed patio doors to the front elevation. Underfloor heating.

Kitchen/ Dining Room

10' 2" x 23' 3" (3.10m x 7.09m)

Fitted with a range of wall and base level units. Work surfaces with inset sink and drainer. Integrated appliances comprising an electric oven, microwave, induction hob with a cooker hood over, dishwasher, fridge freezer and washing machine. Space for dining table and chairs. Recessed spot lights and underfloor heating. Double glazed patio doors to the front elevation, double glazed window to the rear aspect and further double glazed door to the side.

Conservatory

7' 5" x 10' 3" (2.26m x 3.12m)

UPVC construction. Double glazed door to the rear garden. Power connected.

Bedroom One

11' 5" x 11' 5" max (3.48m x 3.48m max)

Double glazed window to the rear elevation, two cupboards/ small wardrobes and underfloor heating. Door to:

En-Suite Shower Room

Suite comprising a double shower cubicle, low level flush WC and wash hand basin with tiling to the splash back areas. Recessed spot lights and double glazed window to the rear elevation.

First Floor Landing

Double glazed window to the rear elevation, Stairs rising from entrance hall, and doors leading off to two bedrooms and family bathroom.

Bedroom Two

10' 5" x 14' 8" (3.17m x 4.47m)

Double glazed window to front elevation, wall mounted radiator and connecting door to dressing room.



Dressing Room

Double glazed window to the rear elevation. Cupboards and recessed spot lights.

Bedroom Three

12' 8" max x 11' 1" (3.86m max x 3.38m)

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

Family Bathroom

Suite comprising a p-shaped bath with shower screen and shower over, low level flush WC and wash hand basin with tiling to the splash back areas. Recessed spot lights and wall mounted radiator.

Outside

Front Garden

Lawned area with planted beds, and paved driveway which providing parking space and leading to the garage.

Rear Garden

Fully enclosed by timber fencing rear garden. Lawned, and patio area, which is ideal for entertaining. Some planted beds and trees.

Garage

8' 5" x 16' 7" (2.57m x 5.05m)

Electric door, and 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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Property Ref: WFL408379 - 0003

Tenure:Freehold EPC Rating: B

Council Tax Band: C

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