

for sale

£325,000



Ardens Grove Rothersthorpe Northampton NN7 3JJ

A very well presented THREE bedroom detached bungalow situated in quiet, cul-de-sac location. With three bedrooms, two reception rooms, bathroom, conservatory and garage, property benefits from two solar systems.

Viewing highly recommended, please call Connells on 01604 706644.

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Entrance Hall

Door to the front elevation. Two storage cupboards.

Lounge

14' 5" x 10' 2" (4.39m x 3.10m)

Doors to conservatory, and electric heater.

Dining Room

9' 10" x 9' 10" (3.00m x 3.00m)

Double glazed window to the front elevation, and electric heater.

Kitchen

9' 4" x 6' 8" (2.84m x 2.03m)

Fitted kitchen with wall and base level units, work surface with inset sink and drainer, and tiling to splash backs areas. Integrated electric hob and oven, tumble dryer and fridge freezer. Plumbing for washing machine. Double glazed window to the rear elevation and double glazed door to the side aspect.

Conservatory

14' 8" x 10' 7" (4.47m x 3.23m)

Brick and UPVC construction with under floor heating. Double doors opening to the garden.

Bedroom One

11' 7" x 10' 2" (3.53m x 3.10m)

Double glazed door to rear elevation, fitted wardrobes and electric heater.

Bedroom Two

9' 10" x 7' 9" (3.00m x 2.36m)

Double glazed window to the front elevation and electric heater.

Bedroom Three

9' 10" x 7' 1" (3.00m x 2.16m)

Double glazed window to the front elevation, and electric heater.

Family Bathroom

Suite comprising a p-shaped bath with shower over, low level flush WC and vanity wash hand basin. Fully tiled, extractor fan, and double glazed window to the front elevation.



Outside

Front Garden

Landscaped front garden with mature selection of shrubs, plants and trees. Blocked paved driveway providing parking space for 2/3 vehicles.

Rear Garden

Fully enclosed rear garden, laid to patio and artificial turf with numerous mature fruit trees, apples, pears and plums.

Garage

Power and light connected.

Agent Notes

Two solar systems, one PV and one water.





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: WFL408463 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: C

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