

for sale

£350,000



Woodlands Grange Park Northampton NN4 5BZ

We are pleased to offer to the market this much improved and well presented 3 bedroom semi-detached home situated in the ever popular grange park with all of its local amenities and road links. With an extended refitted kitchen, cloakroom, en-suite shower room and loft room. NO CHAIN!

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Entrance Hall

Double glazed door to the front elevation and double glazed window to the side aspect. Door to kitchen/ dining room.

Cloakroom

Suite comprising low level flush WC and wash hand basin. Wall mounted radiator and double glazed window to the side elevation.

Living Room

18' 2" x 12' 7" max (5.54m x 3.84m max)

Double glazed window to the rear elevation and double glazed door to the conservatory. Wall mounted radiator.

Kitchen/ Dining Room

18' 2" max x 14' 7" max (5.54m max x 4.45m max)

Re-fitted kitchen with a range of wall and base level units, set into work surfaces with inset sink and drainer and complementary tiling to splash back areas. Space for range cooker and fridge freezer. Plumbing for washing machine and dishwasher. Wall mounted radiator and double glazed window to the front elevation. Tiled floor.

Conservatory

8' 2" x 13' (2.49m x 3.96m)

UPVC and brick construction. French door to garden.

Hall

Stairs rising to the first floor landing. Doors leading off to living room, kitchen/ dining room and cloakroom. Further door to the side elevation.

First Floor Landing

Stairs rising from hall and further stairs rising to loft room. Doors leading off to three bedrooms and family bathroom. Airing cupboard.

Bedroom One

11' 8" max x 7' 4" min (3.56m max x 2.24m min)

Double glazed window to the front elevation. Fitted wardrobe. Wall mounted radiator and connecting door to the en-suite shower room.

En-Suite Shower Room

Suite comprising shower cubicle, low level flush WC and wash hand basin. Wall mounted radiator and double glazed window to the side elevation.

Bedroom Two

9' 2" x 9' 7" (2.79m x 2.92m)

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



Bedroom Three

8' 7" x 9' 7" (2.62m x 2.92m)

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

Loft Room

18' 2" max x 11' 8" (5.54m max x 3.56m)

Two double glazed rooflights, some restricted head height and eaves storage.

Family Bathroom

Suite comprising bath, low level flush WC and wash hand basin. Wall mounted radiator and double glazed window to the front elevation.

Outside

Front Garden

Mainly laid to driveway with planted beds, shrubs and trees.

Rear Garden

Fully enclosed garden, mostly laid to lawn with patio area which is ideal for entertaining. Some planted trees and shrubs.

Parking

Approximately 2/3 cars.





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: WFL408218 - 0005

Tenure: Freehold EPC Rating: C

Council Tax Band: D

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