

**26 Hammerstone Lane
Danefield
NORTHAMPTON
NN4 8US**

£250,000



- **SEMI-DETACHED**
- **OPEN PLAN KITCHEN / DINER**
- **OFF ROAD PARKING**
- **NO UPPER CHAIN**

- **THREE BEDROOMS**
- **CONSERVATORY**
- **PRIVATE REAR GARDEN**
- **ENERGY EFFICIENCY RATING : C**

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PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom semi-detached home, offered in good condition with no upper chain, located on the South side of Northampton close to local road links and amenities. With accommodation comprising in brief; entrance porch, lounge, open plan kitchen/diner, and conservatory to the ground floor, with three bedrooms and a bathroom on the first floor. The property also benefits from UPVC double glazing, gas central heating, front and rear gardens, and off road parking to the front.

Entrance Porch

Enter via UPVC door, ceramic tiled flooring.

Lounge

14'8" x 10'0" (4.48 x 3.07)

UPVC window to front aspect, feature gas fireplace, radiator.

Kitchen / Diner

14'7" x 12'11" (4.46 x 3.96)

UPVC window and French doors to rear aspect, stairs rising to first floor, a range of wall and base units with roll top work surfaces, integrated oven with hob and extractor over, dishwasher, fridge/freezer, space for washing machine, stainless steel one and a half sink and drainer, wall mounted boiler, ceramic tiled flooring, radiator.

Conservatory

12'0" x 8'0" (3.68 x 2.44)

Of aluminium construction, patio door leading to rear garden.

First Floor Landing

UPVC window to side aspect, loft access.

Bedroom One

10'0" x 8'8" (3.05 x 2.66)

UPVC window to front aspect, fitted wardrobes, radiator.

Bedroom Two

9'9" x 8'3" (2.99 x 2.52)

UPVC window to rear aspect, fitted wardrobes, radiator.

Bedroom Three

7'1" x 5'8" (2.18 x 1.73)

UPVC window to front aspect, radiator.

Bathroom

6'8" x 6'2" (2.04 x 1.88)

Obscure UPVC window to rear aspect, bath unit with shower over, low level wc, inset sink unit, ceramic tiled flooring and walls, chrome heated towel rail.

Front Garden

Lawn area with block paved driveway offering off road parking.

Rear Garden

Mainly laid to lawn with patio area and various flowers and shrubs, two wooden sheds, gated side access, enclosed by wooden fencing.

Agents Notes

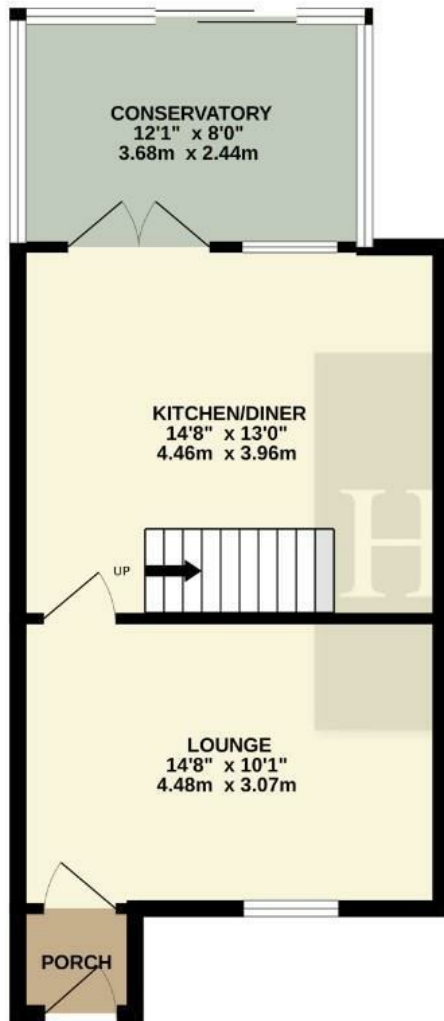
Local Authority: West Northamptonshire

Council Tax Band: B

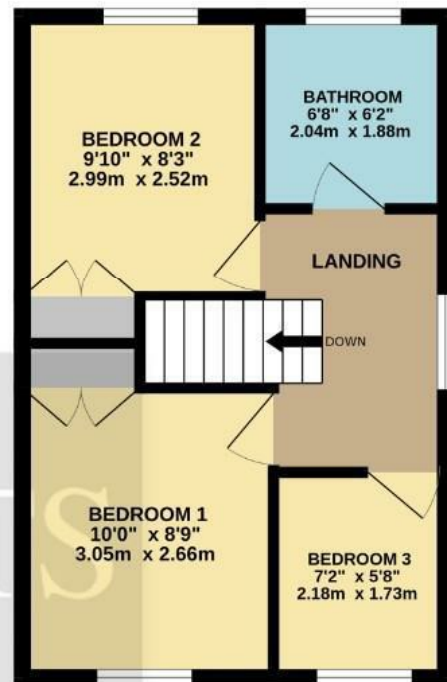




GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



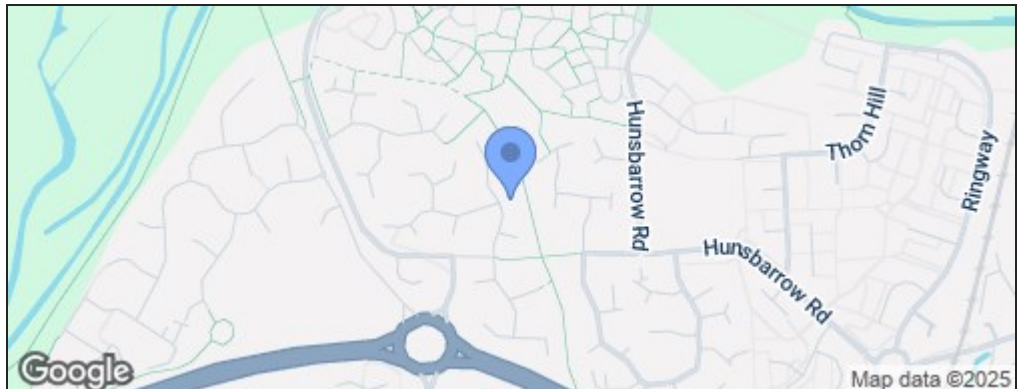
1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.