

199 Acre Lane

**NORTHAMPTON
NN2 8DX**

£285,000



- **THREE BEDROOMS**
- **SPACIOUS LOUNGE/DINING ROOM**
- **DRIVEWAY & GARAGE**
- **GAS RADIATOR HEATING**
- **VIEWING RECOMMENDED**

- **SEMI DETACHED**
- **TWO BATHROOMS**
- **GENEROUS REAR GARDEN**
- **DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING: C**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Ground Floor

Entrance Area

Entered via a double glazed entrance door with access to the ground floor bathroom and lounge/dining room.

Lounge/Dining Room

20'9" x 19'2" (6.34 x 5.86)

A particularly spacious open plan reception room providing ample space for both lounge and dining furniture. Double glazed windows, wood effect flooring, radiators and stairs rising to the first floor.

Kitchen/Breakfast Room

17'6" x 6'5" (5.34 x 1.98)

Fitted with a range of wall and base level units with work surfaces over, sink and drainer, tiled splashbacks and space for appliances. Built in Fridge/freezer and dishwasher. Double glazed window and door providing access to the rear garden.

Bathroom

Fitted with a modern white suite comprising panelled bath with shower over and glazed screen, wash hand basin and low level WC. Tiled walls and flooring and obscure double glazed window.

First Floor

First Floor Landing

Doors to all bedrooms and bathroom.

Bedroom One

13'0" x 11'6" (3.97 x 3.51)

A good size double bedroom with double glazed window and radiator.

Bedroom Two

9'6" x 9'3" (2.91 x 2.83)

Double glazed window and radiator.

Bedroom Three

9'10", 13'6" x 6'9" (3.59 x 2.07)

Double glazed window and radiator.

Shower Room

Fitted with a modern suite comprising a large walk-in shower enclosure, wash hand basin and low level WC. Tiled walls and flooring and obscure double glazed window.

Externally

Front Garden

An open plan lawned frontage with driveway to the side providing off road parking and access to the garage.

Garage

Situated to the side of the property with access from the driveway.

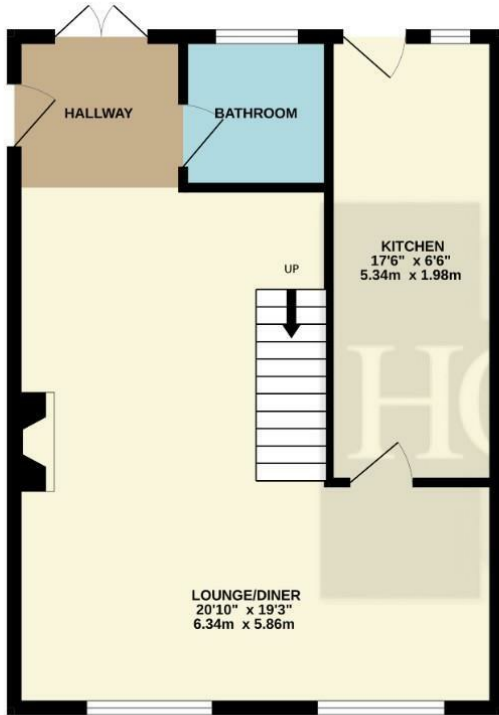
Rear Garden

A generous enclosed rear garden with a paved patio immediately adjoining the property leading onto a lawned area, with mature hedging and fencing to the boundaries.

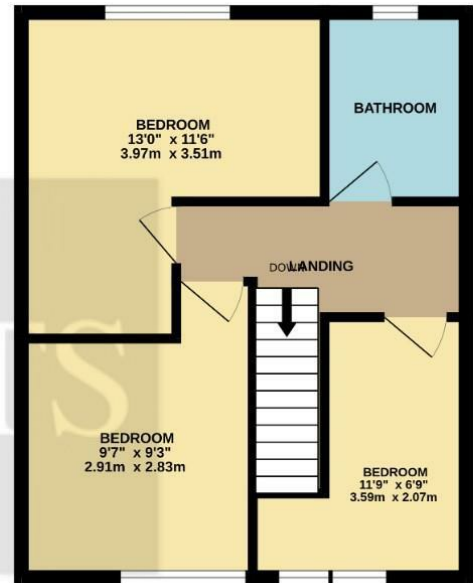




GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



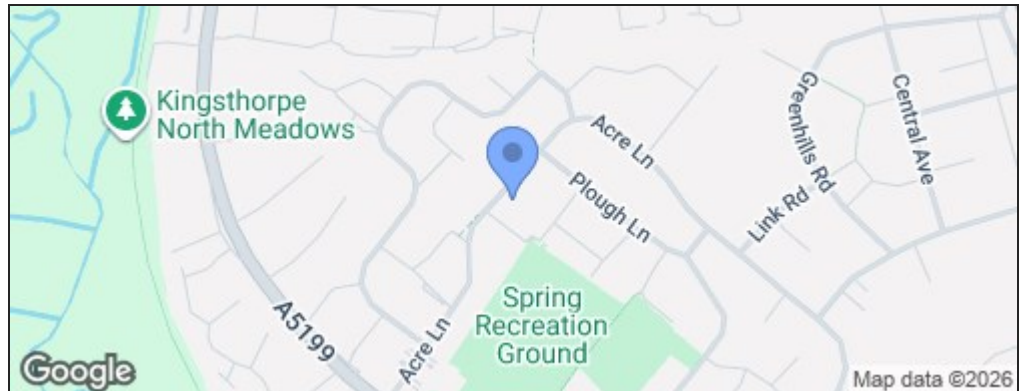
1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		72
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.