Connells

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for sale

£300,000



Falcutt Way Northampton NN2 8NR

Offered to the market is this well presented and extended three bedroom family home, ideally located within close proximity to local schools and amenities. Benefiting from and open plan kitchen/ding/family room and a spacious living room with a study area, viewing is highly advised.



Falcutt Way Northampton NN2 8NR

Entrance Porch
UPVC double glazed door and window to the front elevation. Cloaks cupboard and a further door opening to the entrance hall.

Entrance Hall
Doorways lead off to the living room with study area and kitchen/dining/family room. Wall mounted radiator and stairs rising to the first floor landing.

Living Room With Study Area

Living Area
UPVC double glazed window to the front elevation, wall mounted radiator, coving to ceiling and open to the study area.

Study Area
A great space to be able to work from home with a wall mounted radiator, wall lighting and open doorway to the dining/family room.

Kitchen/ Dining/ Family Room

Kitchen Area
Re-fitted kitchen with a range of wall and base level units with under cabinet lighting. Sink and drainer with swan neck mixer tap over, set into work surfaces and tiled to splash back areas. Integrated appliances comprise electric oven and four ring gas hob with stainless steel cooker hood over. Plumbing for washing machine and space for upright fridge/freezer. Under stairs storage cupboard, Door to the side elevation and open to the dining/family room.

Dining/ Family Room
UPVC double glazed window to the side elevation and UPVC double glazed patio doors to the rear elevation and leading out to the rear garden. Wall mounted radiator, coving to ceiling and open to the kitchen.

First Floor Landing
Stairs rise from the entrance hall. Doors lead off to three bedrooms and the family bathroom. UPVC double glazed window to the side elevation, airing cupboard and access to the loft space.

Bedroom One
UPVC double glazed window to the front elevation and wall mounted radiator.

Bedroom Two
UPVC double glazed window to the rear elevation and wall mounted radiator.

Bedroom Three
UPVC double glazed window to the front elevation, over stairs cupboard and wall mounted radiator.

Family Bathroom
Re-fitted white suite comprising panelled bath with shower over and glazed shower screen, low level flush w.c and pedestal wash hand basin and fully tiled to walls and floor. Wall mounted radiator and UPVC opaque double glazed window to the rear elevation.









Outside

Front Garden/ Parking
Gravelled border and block paved driveway providing off road parking for several cars and leading to the gated carport.

Rear Garden
Large patio area which is ideal for entertaining and alfresco dining with retaining timber fencing.

Agents Notes
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Council Tax Band
C










little
MAN CAVE
READY, SET, GO!
AUSTIN





Ground Floor **First Floor**

Total floor area 95.9 m² (1,033 sq.ft.) approx

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.propertybox.io





To view this property please contact Connells on

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Property Ref: KTP408476 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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