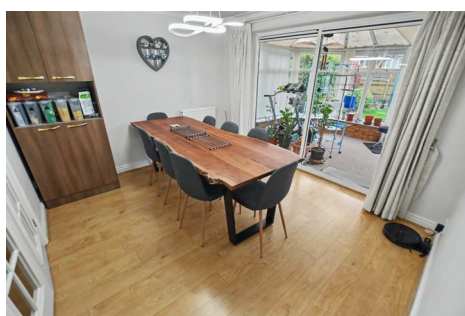


**3 Lexden Close
Wootton
NORTHAMPTON
NN4 6DU**

£575,000



- EXECUTIVE DETACHED HOME
- FOUR RECEPTION ROOMS
- INTEGRAL DOUBLE GARAGE
- REFITTED BATHROOM AND ENSUITE
- FOUR DOUBLE BEDROOMS
- UTILITY ROOM AND REFITTED CLOAKROOM
- SOUTHERLY FACING GARDEN
- ENERGY PERFORMANCE RATING: D

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



PERSONAL • PROFESSIONAL • PROACTIVE

A spacious, executive detached property with four double bedrooms, positioned in a quiet cul-de-sac in Wootton Fields. Built by David Wilson Homes, this superb family home has accommodation comprising; an entrance hall, sitting room, dining room, conservatory, study, kitchen, utility room and a refitted cloakroom to the ground floor. On the first floor there is a large master bedroom with a refitted en-suite shower room and built-in wardrobes, three further double bedrooms and a refitted family bathroom. Externally, the substantial plot provides a reasonably sized front garden, enclosed by hedging to offer a fair degree of privacy and to the rear there is a large and southerly facing rear garden. A driveway to the front provides off road parking for two cars leading to the double garage and further benefits include: uPVC double glazing, gas fired radiator heating, proximity to well regarded local schools, walking distance to local shops, parks and amenities as well as being an ideal location for commuters with easy access to the M1 motorway at Junction 15.

Ground Floor

Entrance Hall

Double panel radiator, doors to cloakroom, dining room, study and kitchen, double doors to lounge, stairs rising to first floor, laminate flooring.

Sitting Room

17'1" x 11'9" (5.21m x 3.58m)

Double glazed bay window to front elevation, feature fireplace with surround, radiator, coving to ceiling, double doors to dining room, laminate flooring, air conditioning unit.

Dining Room

11'9" x 10'1" (3.59 x 3.09)

Double glazed sliding doors to the conservatory, radiator, coving to ceiling, laminate flooring.

Conservatory

10'2" x 9'5" (3.10 x 2.88)

Of brick and UPVC construction, double doors and windows to the rear garden.

Study

7'10" x 6'9" (2.40 x 2.08)

Double glazed bow bay window to rear elevation, radiator, inset spotlights, coving to ceiling, laminate flooring, open to kitchen.

Kitchen

13'11" x 9'10" (4.26 x 3.00)

Fitted with a range of wall and base level units with work surfaces over, integrated appliances include: a double electric oven, gas hob with an extractor over, dishwasher, fridge/freezer, inset one and a half bowl sink with mixer tap over, radiator, inset spotlights, tiled floor, tiled splashbacks, door to utility room, double glazed window to the rear elevation.

Utility Room

Wall mounted units, wall mounted boiler, space for washing machine and tumble dryer, door to side elevation, single panel radiator, tiled floor, door to the garage and an under stairs storage cupboard.

Cloakroom

Refitted with a modern suite comprising: a low level WC, wash hand basin, radiator.

First Floor

Landing

Doors to all rooms, loft access, single panel radiator, double doors to airing cupboard.

Bedroom One

14'9 x 11'10" (4.50m x 3.61m)

Double glazed window to front elevation, radiator, built-in wardrobes and bedroom furniture, coving to ceiling, door to en-suite.

En-Suite

Obscured UPVC double glazed window to front elevation, Refitted with a modern suite comprising: tiled shower cubicle. vanity unit housing a wash basin, lavatory, heated towel rail, double glazed window to the front elevation, tiled walls, tiled flooring.

Bedroom Two

13'3 x 127" (4.04m x 38.71m)

Double glazed window to front elevation, radiator, built-in storage cupboard, built-in wardrobes.

Bedroom Three

11'1" x 9'2" to wardrobes (3.38m x 2.79m to wardrobes)

Double glazed window to rear elevation, radiator, built-in wardrobes with sliding doors, air conditioning unit.

Bedroom Four

13'4 x 8'9 to wardrobes (4.06m x 2.67m to wardrobes)

Double glazed window to rear elevation, built-in wardrobes, radiator, coving to ceiling, air conditioning unit.

Family Bathroom

Refitted with a modern suite comprising four piece suite comprising panel bath, low level WC, vanity unit housing a wash basin double width shower cubicle, double glazed window to the rear elevation, heated towel rail, tiled flooring, tiled walls to splash back areas.

Externally

Front Garden

Mainly laid to lawn and enclosed by shrub borders, off road parking leading to the garage, gated side access.

Double Garage

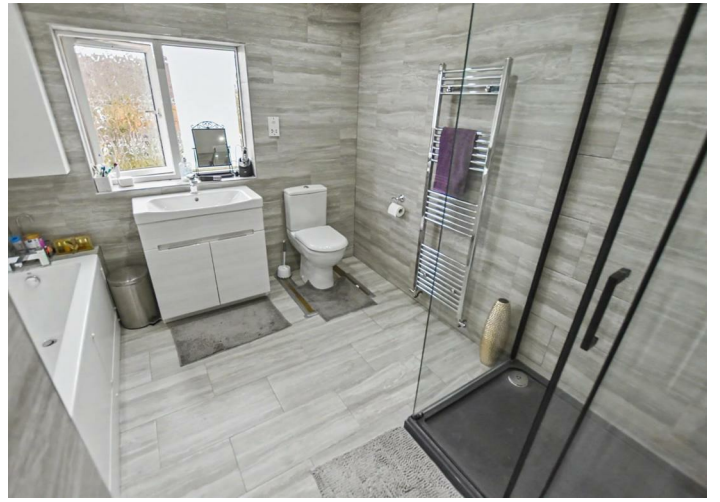
An integral double garage, twin garage doors, power and light connected, door to utility room.

Rear Garden

A substantial, southerly facing garden with a paved patio area leading to the lawn, mature trees and shrubs, panel fencing.

Agents Notes

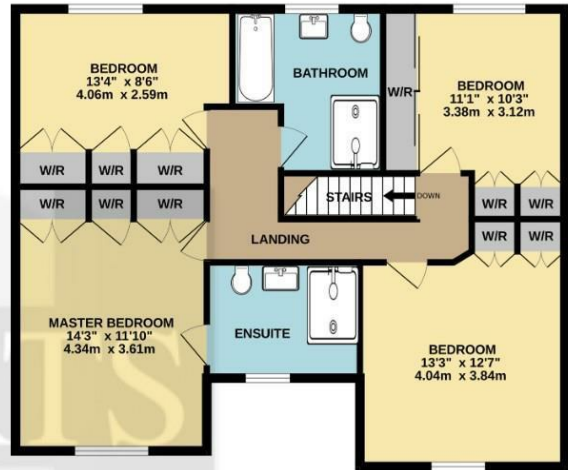
Council Tax Band: F



GROUND FLOOR
1087 sq.ft. (101.0 sq.m.) approx.



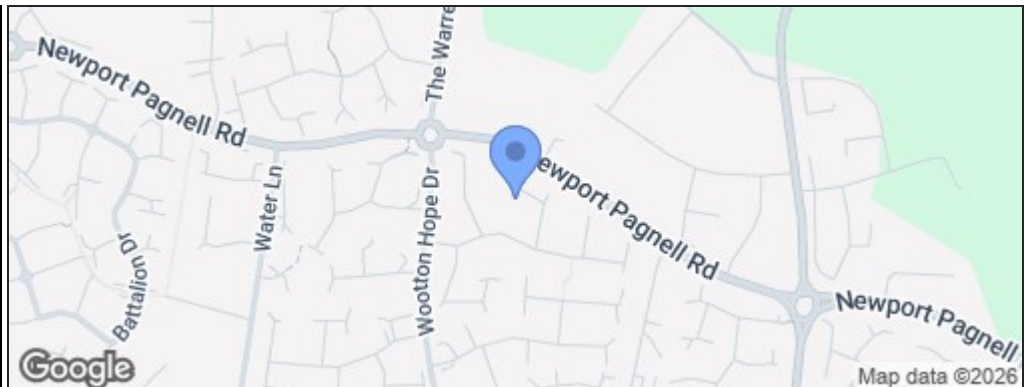
1ST FLOOR
888 sq.ft. (82.5 sq.m.) approx.



TOTAL FLOOR AREA: 1975 sq.ft. (183.5 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.
Made with Metropix ©2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	79
(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.