

for sale

offers over **£260,000**



Setters Way Road NORTHAMPTON NN7 2QQ

Immaculately presented and ready to move straight into, this beautiful two-bedroom semi-detached property is perfect for first-time buyers, downsizers, or investors alike.

Setters Way Road NORTHAMPTON NN7 2QQ

Entrance Hall

Door to front elevation and further doors leading to the cloakroom, and lounge/ diner. Stairs rising to first floor landing. Open to kitchen.

Cloakroom

Two piece white suite comprising low level flush w.c and wash hand basin with tiling to splash back areas. Radiator. Double glazed window to the side elevation.

Lounge/ Diner

Double glazed French doors to the rear elevation leading out to the garden. Storage cupboard. Radiator.

Kitchen

Fitted with a range of wall and base level units. One and a half stainless steel bowl sink and drainer with mixer tap over, set into work surfaces with tiling to splashback areas. Integrated appliances comprise electric oven and four ring gas hob with stainless steel extractor hood over. Plumbing for washing machine, space for upright fridge/freezer and slimline dishwasher. Boiler. Double glazed window to the front elevation.

First Floor Landing

Stairs rising from entrance hall. Doors leading to two bedrooms and family bathroom.

Bedroom One

Double glazed window to the rear elevation. Radiator.

Bedroom Two

Double glazed window to the front elevation. Radiator.

Family Bathroom

Three piece white suite comprising panelled bath with shower over, low level flush w.c and pedestal wash hand basin with tiling to splash back areas. Radiator.

Outside

Front Garden

Gravelled area, and steps leading to front door. Driveway providing off road parking, and gated access.

Rear Garden

Lawn and paved patio areas ideal for entertaining and relaxation. Bricked and timber retaining fencing. Gated access to the front of the property.







Total floor area 59.4 m² (639 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

T 01604 706644
E woottonfields@connells.co.uk

11 Tudor Court Wootton Hope Drive Wootton
 NORTHAMPTON NN4 6FF

Property Ref: WFL408592 - 0006

Tenure:Freehold EPC Rating: B

Council Tax Band: B

view this property online [connells.co.uk/Property/WFL408592](https://www.connells.co.uk/Property/WFL408592)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk