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

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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",193'6" 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.

Agents Notes

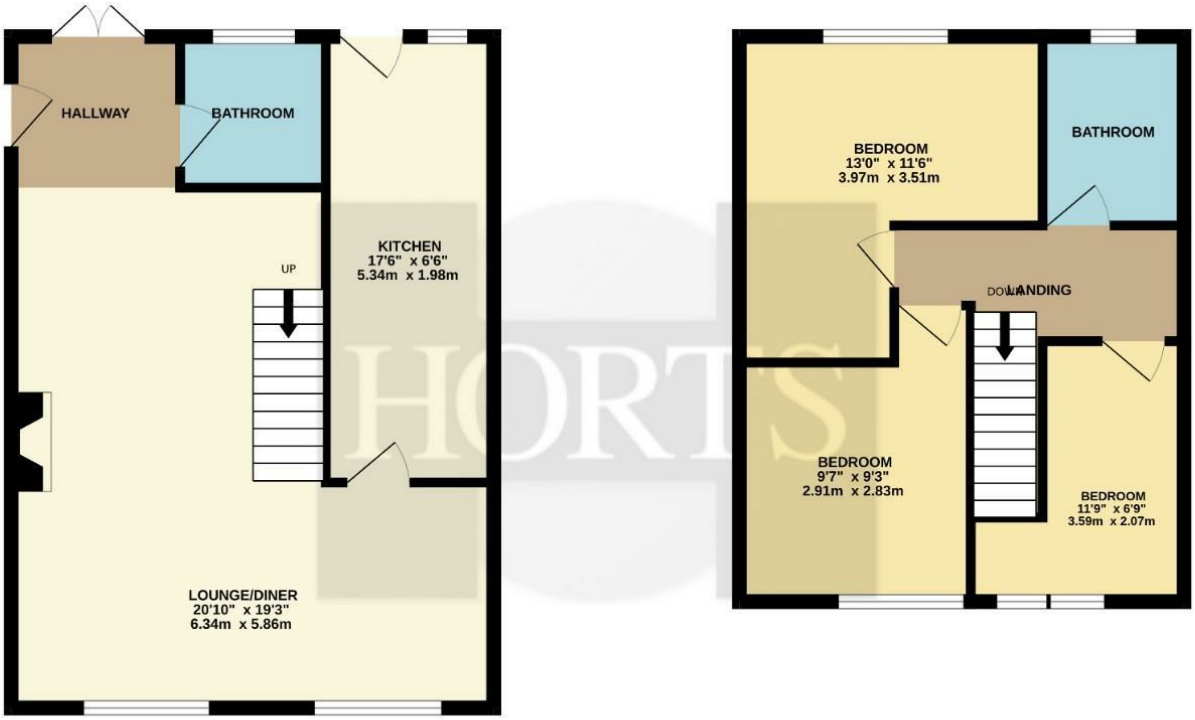
Council Tax Band: C

SWEET
DREAMS

JUMPIC

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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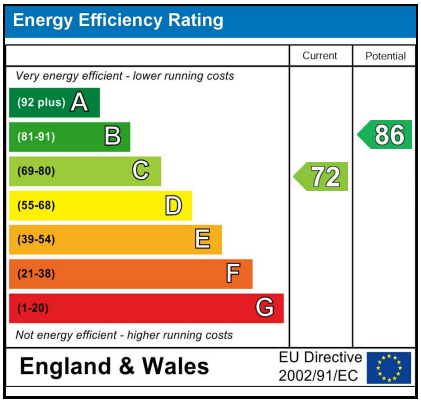

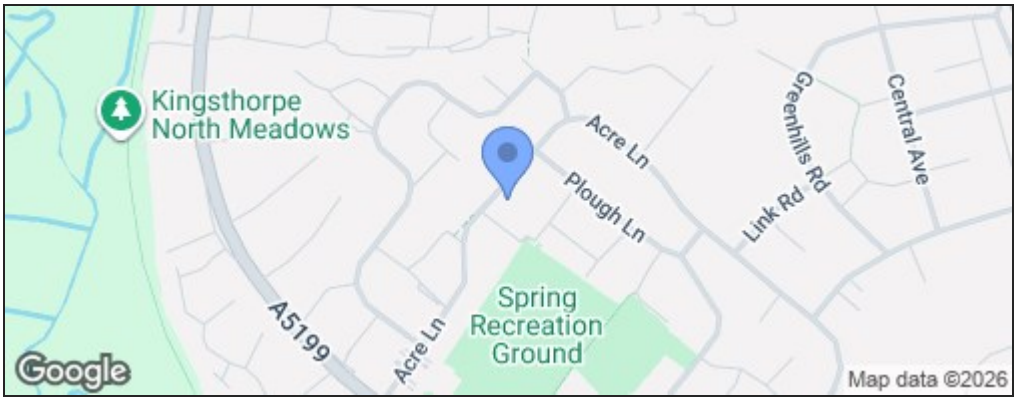

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