

**142 Maidencastle**

**NORTHAMPTON  
NN3 8EL**

**£200,000**



- **THREE BEDROOMS**
- **CLOAKROOM/WC**
- **POPULAR LOCATION**
- **DOUBLE GLAZING**

- **CONSERVATORY**
- **KITCHEN/DINER**
- **GAS RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING: TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Situated in the popular residential area of Blackthorn, this well proportioned three bedroom mid terrace home offers spacious accommodation throughout and is conveniently located close to local schools, amenities and Weston Favell Shopping Centre. The property comprises an entrance hall with ample storage, cloakroom/WC, generous lounge, fitted kitchen/dining room and a conservatory overlooking the attractive rear garden. Upstairs are three good sized bedrooms and a modern family bathroom. Outside, the property benefits from beautifully stocked front and rear gardens together with communal parking nearby. Further benefits include uPVC double glazing and gas radiator central heating.

## **Ground Floor**

### **Entrance Hall**

Entered via a uPVC front door, the welcoming entrance hall offers three useful storage cupboards, stairs rising to the first floor and doors leading to the principal ground floor accommodation.

### **Cloakroom**

Fitted with a two-piece white suite comprising a low-level WC and wash hand basin. Obscure double glazed window to the front aspect.

### **Lounge**

18'5" x 9'10" (5.62m x 3.02m)

A light and spacious reception room featuring a coved ceiling, television point and sliding doors opening into the conservatory.

### **Conservatory**

A useful additional reception space with views over and direct access to the beautifully maintained rear garden.

### **Kitchen/Diner**

16'4" x 8'5" (5m x 2.57m)

Fitted with a range of base and wall mounted units with work surfaces over and tiled splashbacks. Incorporating a stainless steel sink unit, built-in oven, four-ring hob with extractor canopy over, plumbing for a washing machine, pantry cupboard and ample space for a dining table. Double glazed window to the front aspect.

## **First Floor**

### **Landing**

Access to the loft space and doors leading to all first floor rooms.

### **Bedroom One**

14'7" x 8'4" min (4.46m x 2.55m min)

A generous double bedroom with a double glazed window overlooking the rear garden and radiator.

### **Bedroom Two**

12'5" x 11'5" max (3.8m x 3.5m max)

A spacious double bedroom with a double glazed window to the front aspect and radiator.

### **Bedroom Three**

9'5" x 8'11" (2.88m x 2.74m )

A well proportioned third bedroom with a double glazed window to the rear aspect and radiator.

**Bathroom**

8'10" x 5'11" (2.7m x 1.82m)

Fitted with a modern white three piece suite comprising a vanity wash hand basin, low level WC and P-shaped panelled bath with mains shower over and glazed shower screen. Tiled to the principal areas, airing cupboard and obscure double glazed window to the front aspect.

**Externally****Front Garden**

An open-plan frontage with a pathway leading to the entrance, complemented by well stocked flower and shrub borders.

**Rear Garden**

A fully enclosed and attractively landscaped rear garden featuring a paved patio seating area and beautifully stocked flower beds offering an abundance of mature plants and shrubs. Communal parking is conveniently located nearby.

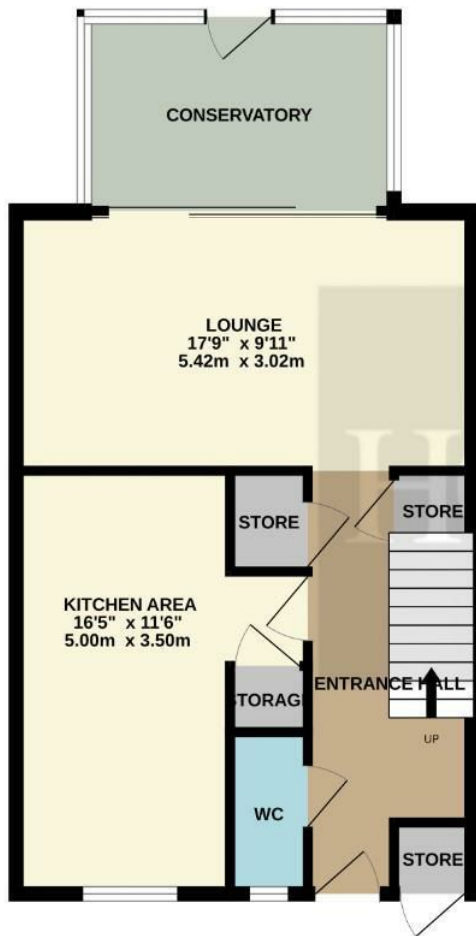
**Agents Notes**

West Northamptonshire Council

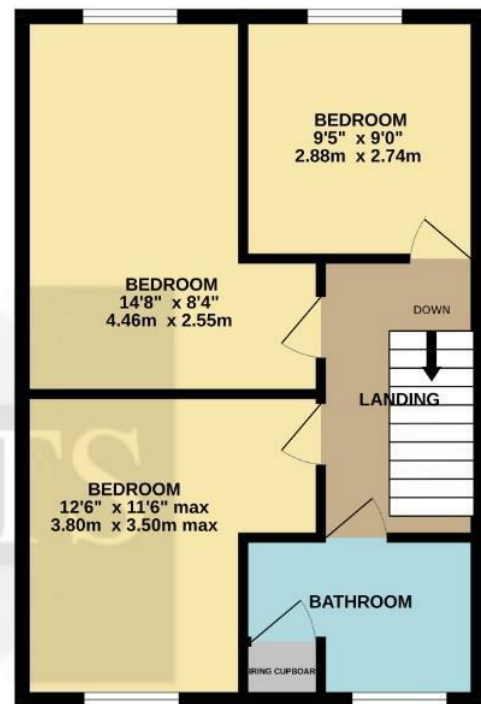
Council Tax Band: A



GROUND FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



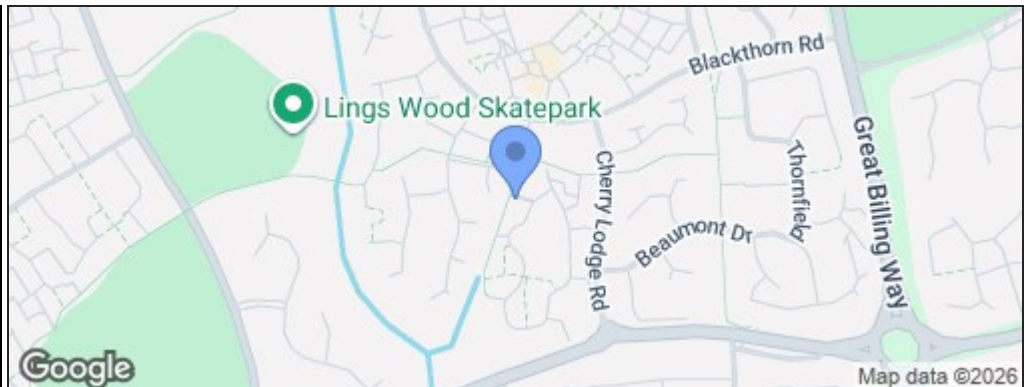
1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.3 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.