

Primrose Walk, Northampton NN4 5DE



£210,000

This well presented two bedroom home, offered to the market chain free, is situated in the highly sought after Grange Park development.

The accommodation comprises an entrance hall with downstairs cloakroom, a modern fitted kitchen with integrated oven and gas hob, and a spacious lounge/dining room with French doors opening onto the enclosed rear garden, creating a bright and welcoming living space.

Upstairs are two generous double bedrooms, both benefiting from built in storage, together with a family bathroom fitted with a three piece suite. Outside, there is the rear garden with artificial lawn, side access and patio area.

Grange Park is a popular residential area offering excellent access to the M1 (Junction 15), Northampton town centre and Milton Keynes. The development also benefits from local shops, a primary school, doctors' surgery, community facilities and green open spaces, making it ideal home.

Hallway



Kitchen

9'10" x 5'8" (3 x 1.73)



Lounge/Diner

16'3" x 12'6" (4.970 x 3.814)

Downstairs WC

Landing



Bedroom One
12'6" x 10'11" (3.827 x 3.344)



Bedroom Two
12'6" x 8'11" (3.827 x 2.724)

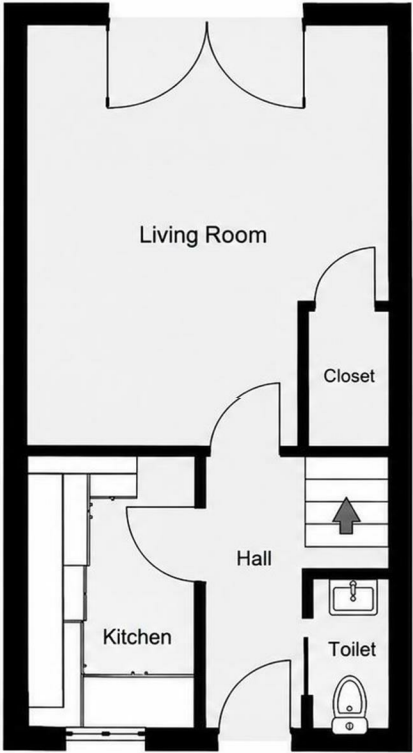


Bathroom

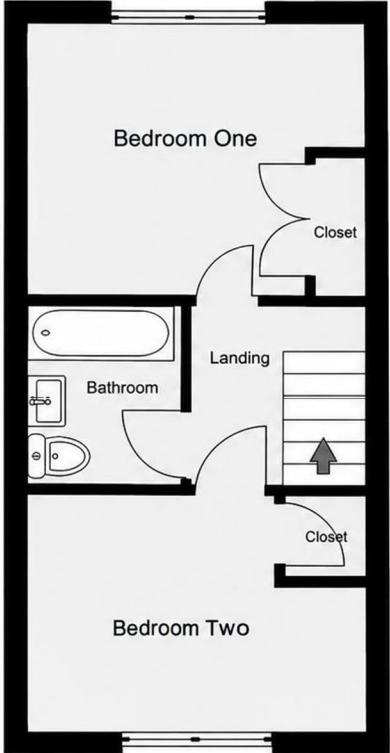


Rear Garden

▼ Ground Floor

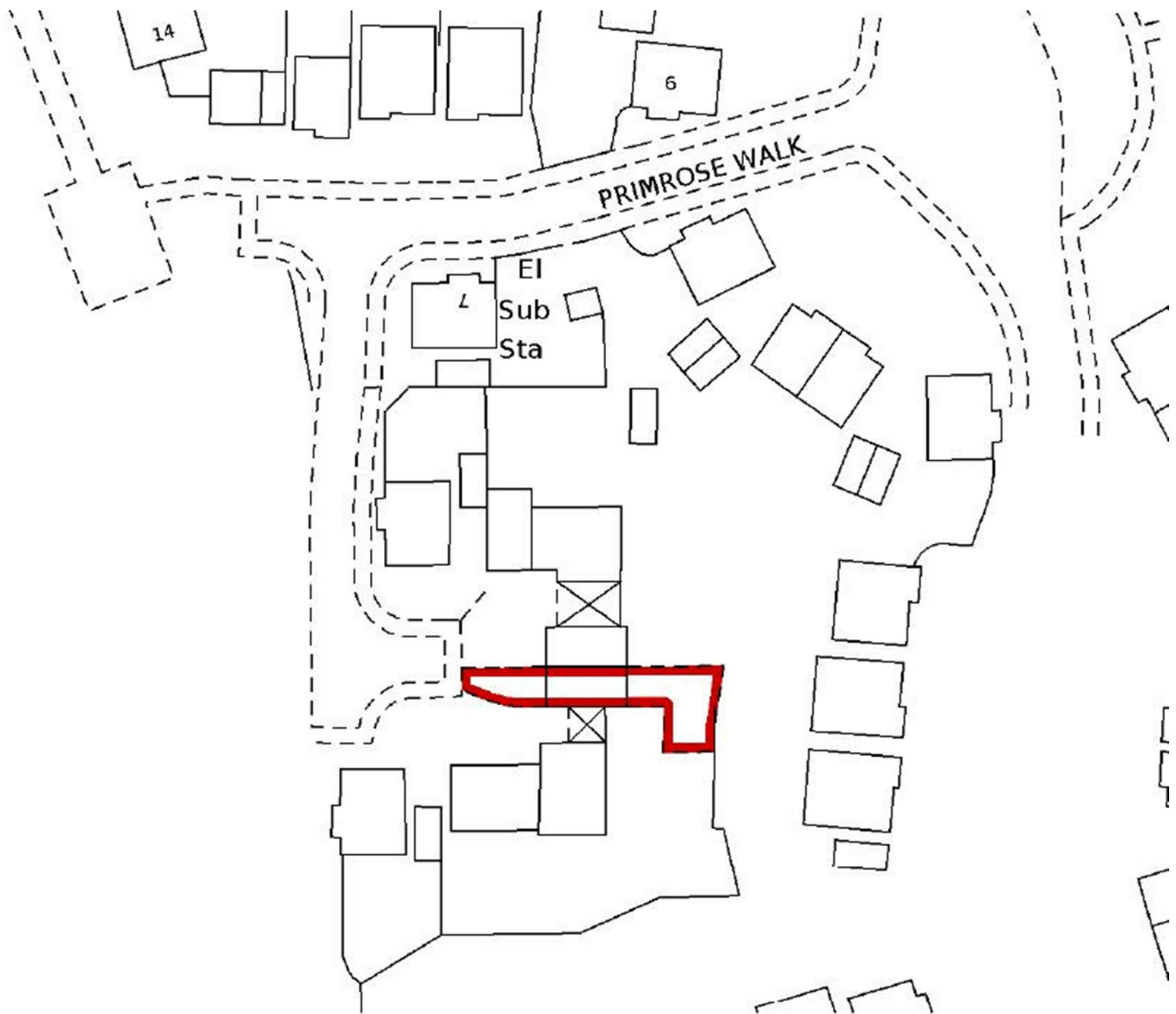


▼ 1st Floor



Total Area: 57 Square Metres (approx.)

Please Note this floor plan is for illustrative purposes only. All measurements are approximate and no responsibility is taken for error.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	71	78
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	