

**21 Farmclose Road
Wootton
NORTHAMPTON
NN4 6HL**

£325,000



- **LARGE CORNER PLOT**
- **KITCHEN/BREAKFAST ROOM**
- **CONSERVATORY**
- **GAS RADIATOR HEATING**

- **THREE GENEROUS BEDROOMS**
- **OFF ROAD PARKING**
- **DOUBLE GLAZING**
- **ENERGY PERFORMANCE RATING: C**

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



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A beautifully presented, three bedroom family home, set on a large plot in the heart of Wootton Village, overlooking a green to the front, the recreation park to the rear and with off road parking to the side. Having been lovingly maintained by the owners, the accommodation comprises; an entrance porch, hall, dual aspect lounge, conservatory, kitchen/breakfast room and a utility/lobby on the ground floor. To the first floor there are three generously sized bedrooms and a refitted family shower room. To the front, the garden has been laid to lawn leading to off road parking for two to three vehicles and to the rear, a large garden offers a patio, generous lawn and a cultivated growing area. Benefits include uPVC double glazing, gas fired radiator heating and internal viewing is strongly recommended to fully appreciate the scope of the accommodation on offer.

Ground Floor

Entrance Porch

Entered via a uPVC double glazed door, double glazed window to the front elevation, entrance door to the hall.

Entrance Hall

Stairs to the first floor landing, radiator, double glazed window to the front elevation, door to lounge, archway to the kitchen and a built-in cloak cupboard.

Kitchen/Breakfast Room

13'8 x 12'3 (4.17m x 3.73m)

Fitted with a range of wall and base level units with work surfaces over, peninsula breakfast bar, inset one and a half bowl sink drainer with a mixer tap over, integrated gas hob and electric oven with an extractor hood over, plumbing for a dishwasher, integrated fridge and freezer, inset spotlighting, tiled flooring, tiling to the splash back areas, double glazed window to the rear elevation, double glazed door to the rear lobby.

Lounge

18'2 x 12'1 (5.54m x 3.68m)

Two double glazed windows to the front elevation, radiator, stone fireplace with an inset gas fire, television point, sliding patio doors to the conservatory.

Conservatory

11'8 x 8'1 (3.56m x 2.46m)

A brick built and uPVC double glazed conservatory with double glazed French doors and double glazed windows to the rear garden, power and light connected, radiator, wall light points.

Utility/lobby

11'2 x 5'6 (3.40m x 1.68m)

Double glazed windows to the side and rear elevations, tiled flooring, plumbing for a washing machine, space for an electric drier, wall mounted combination boiler unit, double glazed door to the rear garden.

First Floor

Landing

Double glazed window to the rear elevation, loft access hatch and ladder to a boarded loft, replacement oak panel doors to the first floor rooms.

Bedroom One

13'11 into wardrobe x 9'8 (4.24m into wardrobe x 2.95m)

Double glazed window to the front elevation, radiator, built-in wardrobes with sliding doors to end wall, built-in storage cupboard, laminate flooring.

Bedroom Two

11'8 x 10'9 (3.56m x 3.28m)

Double glazed window to the front elevation, radiator, built-in wardrobe, laminate flooring.

Bedroom Three

10'6 x 8'2 (3.20m x 2.49m)

Double glazed window to the rear elevation, radiator, built-in storage cupboard, laminate flooring.

Shower Room

Refitted with a modern suite comprising a double width walk-in shower cubicle, w.c. and a vanity unit housing a wash basin, tiled walls to splash back areas, heated towel rail, double glazed window to the rear elevation, inset spotlighting.

Outside

Front Garden

Laid mainly to lawn with a path leading to the front porch, enclosed flower beds and maturing shrubs.

Off Road Parking

Gravelled hard standing to the side of the property provides off road parking for two to three cars, gated access to the rear garden.

Rear Garden

A paved patio area leads to an expansive lawn with enclosed flower beds, seating areas and an array of maturing shrubs and trees, hardstanding for a garden shed, wall and fence enclosed.

Agents Notes:

Local Authority West Northants

Council Tax Band: B

Energy Performance Rating: C





GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 1054 sq.ft. (97.9 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
<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>			
England & Wales	EU Directive 2002/91/EC	70	81



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