



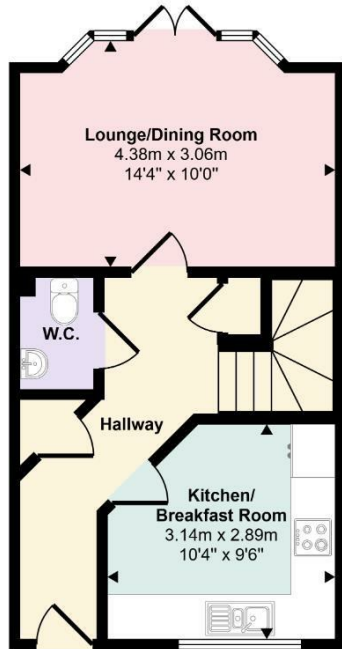
## 10 BADGER LANE NORTHAMPTON, NN4 5DH

**£300,000**  
**FREEHOLD**

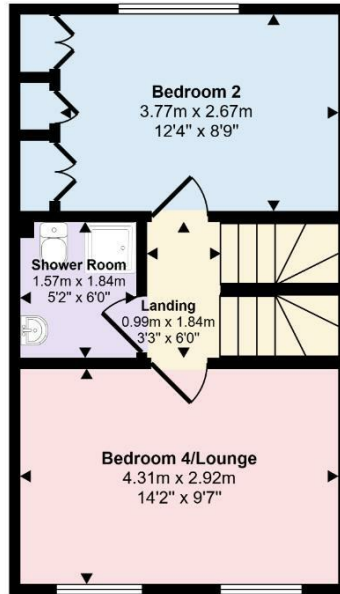
Stonhills are pleased to offer this well presented four bedroom townhouse located in the popular Grange Park area. Set over three floors, the accommodation includes a hall, kitchen/breakfast room, WC and lounge/dining room, with two double bedrooms and a bathroom on the first floor, and two further bedrooms (one being the main bedroom) plus a shower room on the top floor. The property also benefits from a rear garden, off road parking, single garage and is ideally situated just a short walk from the country park with good access to local amenities, schools and the M1.

 **stonhills**  
LAND & ESTATE AGENTS

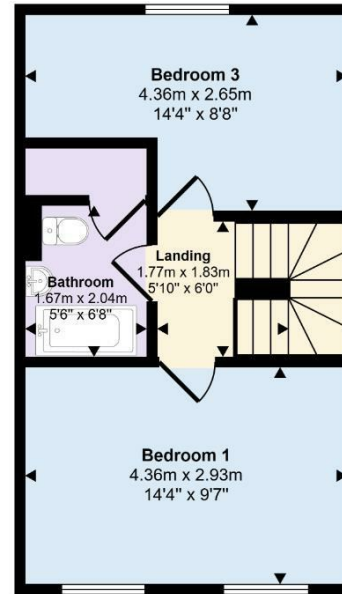
Approx Gross Internal Area  
101 sq m / 1091 sq ft



Ground Floor  
Approx 34 sq m / 370 sq ft



First Floor  
Approx 33 sq m / 358 sq ft



Second Floor  
Approx 34 sq m / 362 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Northampton Office Sales  
39 St Giles Street  
Northampton  
Northamptonshire  
NN1 1JF

01604 624424  
lewis@stonhills.co.uk  
<https://www.stonhills.co.uk/>

