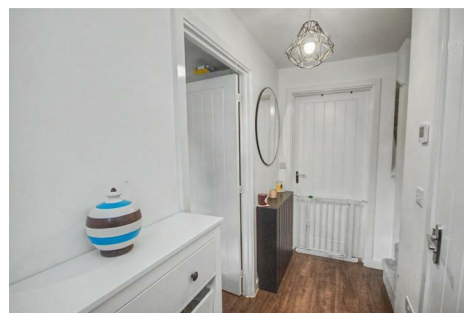


**1 Kempton Drive
Towcester Grange
TOWCESTER
NN12 6NG**

£310,000



- WELL PRESENTED
- ENSUITE
- KITCHEN WITH INTEGRATED APPLIANCES
- TANDEM LENGTH DRIVEWAY
- THREE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- POPULAR LOCATION
- ENERGY EFFICIENCY RATING: B

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



PERSONAL • PROFESSIONAL • PROACTIVE

A well presented three bedroom semi detached home built by Persimmon Homes to their popular "Silverstone" design, ideally situated within the sought after market town of Towcester.

The property offers a practical and well balanced layout, beginning with an inviting entrance hall leading to all principal ground floor rooms. To the rear, a generous lounge/dining room provides an excellent living and entertaining space, with French doors opening directly onto the garden. The modern kitchen is fitted with a range of integrated appliances, while a convenient cloakroom completes the ground floor accommodation. Upstairs, the property continues to impress with three bedrooms, including a well proportioned principal bedroom featuring built in storage and an ensuite shower room. A further double bedroom, single bedroom, and a contemporary family bathroom serve the remaining accommodation. Externally, the home benefits from a fully enclosed rear garden, mainly laid to lawn with a patio seating area, ideal for outdoor dining. To the side, a driveway provides off road parking for two vehicles.

An ideal purchase for first time buyers, young families, or investors, offering modern living in a well connected location close to local amenities and transport links.

Ground Floor

Entrance Hall

Front door opening into the hallway with stairs rising to the first floor and doors leading to all ground floor rooms.

Cloakroom

Fitted with a white suite comprising low level WC and wash hand basin.

Lounge/Dining Room

17'1" x 13'3" (5.22m x 4.05m)

A spacious room located to the rear with window and French doors opening onto the garden. Understairs storage cupboard. Ample space for sofas, chairs and a dining table.

Kitchen

9'10" x 8'9" (3.02m x 2.67m)

Fitted with a range of wall and base level units with work surfaces over and inset sink unit. Integrated appliances include gas hob with extractor hood, oven, fridge/freezer, dishwasher and washing machine.

First Floor

Landing

Providing access to loft space, storage cupboard and doors to all first floor rooms.

Bedroom One

10'9" x 9'1" (3.30m x 2.77m)

Double bedroom located to the front with built-in wardrobe.

Ensuite

Fitted with a white suite comprising WC, wash hand basin and shower cubicle. Window to the front.

Bedroom Two

9'10" x 6'8" (3.01m x 2.04m)

Double bedroom located to the rear.

Bedroom Three

7'0" x 6'7" (2.15m x 2.03m)

Single bedroom located to the rear.

Bathroom

Fitted with a white suite comprising WC, wash hand basin and bath with shower over. Fully tiled with window to the side.

Outside**Front Garden**

Small garden with pathway leading to the front door.

Rear Garden

Garden mainly laid to lawn with a tiled patio area. Fully enclosed by fencing with side gate access.

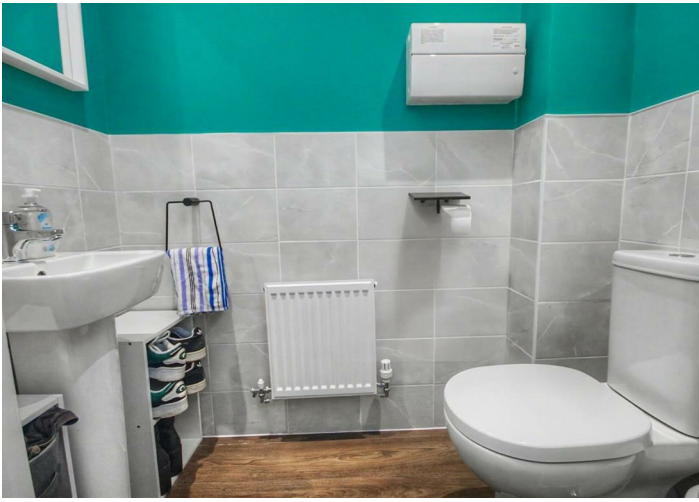
Parking

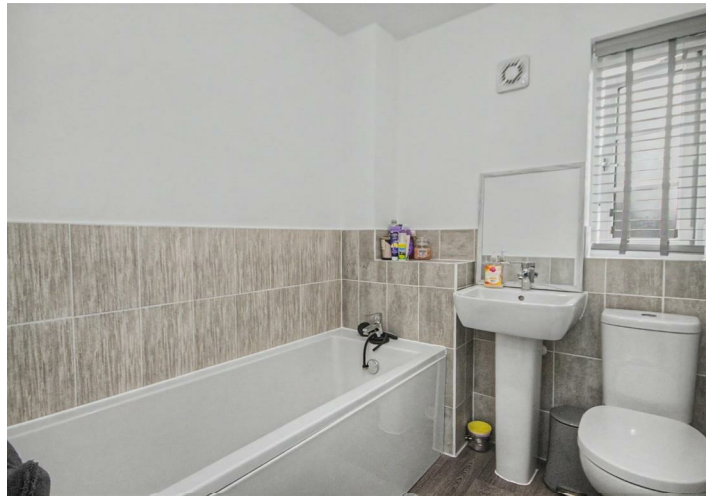
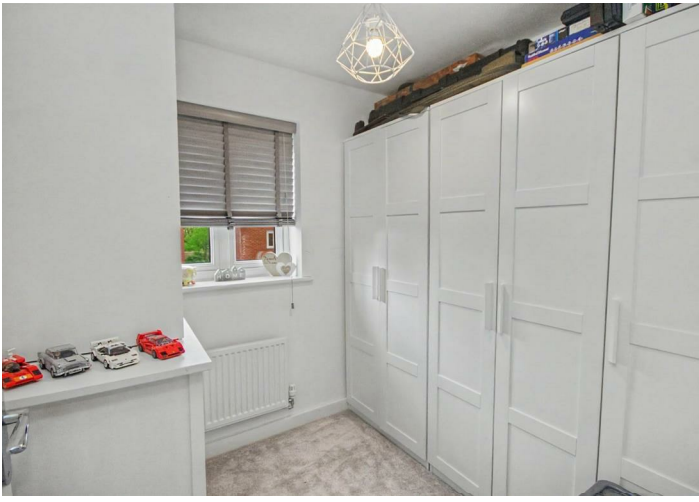
Tarmac driveway to the side providing off road parking for two vehicles in tandem.

Agents Notes

South Northamptonshire Council

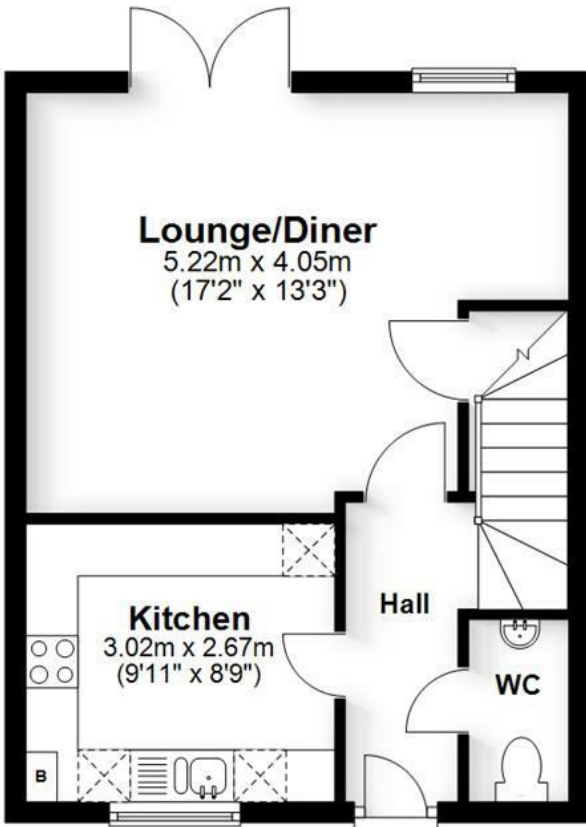
Council Tax Band: C





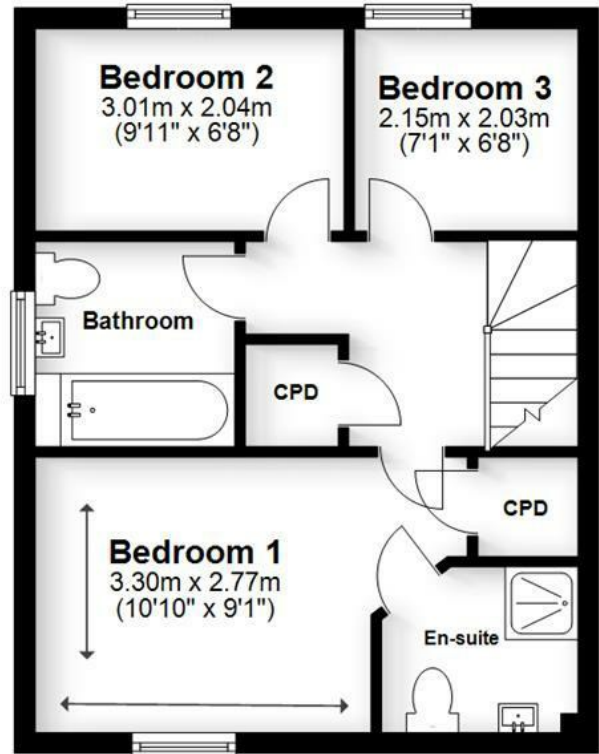
Ground Floor

Approx. 35.7 sq. metres (384.7 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.4 sq. feet)

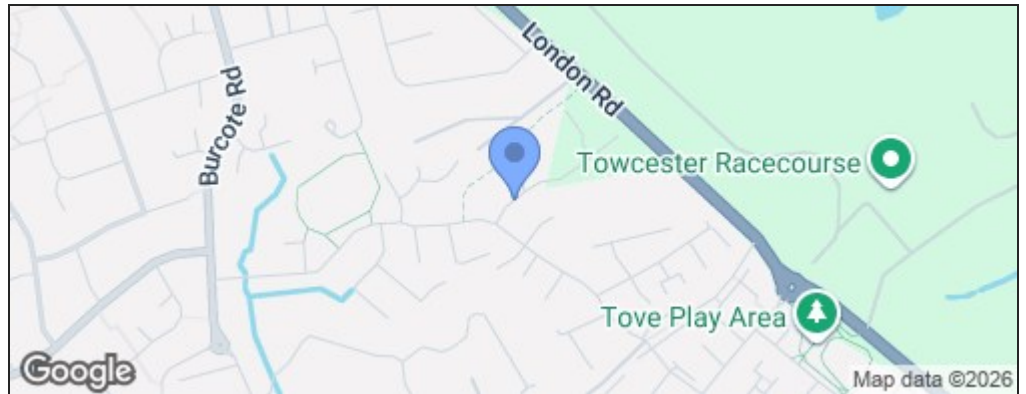


Total area: approx. 71.5 sq. metres (769.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			94
(81-91) B		83	
(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		



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.