

**48 West Street  
Weedon  
NORTHAMPTON  
NN7 4QU**

**£310,000**



- **THREE BEDROOMS**
- **DOWNSTAIRS CLOAKROOM**
- **REFITTED BATHROOM**
- **DOUBLE GLAZING**
- **LOCAL AMENITIES & SCHOOLS**

- **SEMI DETACHED**
- **DRIVEWAY AND GARAGE**
- **KITCHEN / DINER**
- **GAS RADIATOR HEATING**
- **ENERGY RATING: TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Situated in a popular village location and conveniently close to local amenities, this well-presented property offers comfortable family accommodation.

The ground floor features an entrance hall, cloakroom, a spacious lounge, and a kitchen/dining room. Upstairs, the property offers three bedrooms along with a recently refitted shower room. Externally, the home benefits from an enclosed rear garden, while the front provides a driveway with parking for approximately three vehicles, leading to a garage. Additional features include uPVC double glazing and radiator heating throughout.

## **Ground Floor**

### **Entrance Hall**

Enter via double glazed door, stairs rising to first floor, doors to cloakroom, lounge and storage cupboard.

### **Cloakroom**

Fitted with a two piece suite comprising low level WC, pedestal sink, tiled splash backs.

### **Lounge**

10'0" x 15'10" (3.06 x 4.85)

Window to front aspect, opening to kitchen/diner.

### **Kitchen/Diner**

16'0" x 8'7" (4.89 x 2.63)

Sliding patio doors leading to rear garden, the kitchen is refitted with a range of wall and base level units with work surface over, sink and drainer unit with mixer tap over, built in electric oven, gas hob with extractor hood over, tiled splash backs, window to rear aspect, space and plumbing for dishwasher, double glazed stable style door leading to side.

## **First Floor**

### **Landing**

Built in storage cupboard, window to side aspect, doors to all rooms.

### **Bedroom One**

13'1" x 9'6" (4.01 x 2.91)

Built in storage cupboard, window to rear aspect.

### **Bedroom Two**

8'0" x 10'0" (2.45 x 3.05)

Window to front aspect.

### **Bedroom Three**

10'0" x 7'9" (3.05 x 2.38)

Window to front aspect.

### **Bathroom**

Refitted with a three piece suite comprising low level WC, vanity unit with mixer sink, double shower cubicle with fitted shower over, full height tiling to all walls, tiled floor, obscured window to rear aspect.

### **Externally**

**Rear Garden**

Laid to patio and lawn, enclosed by timber fencing, various established plants and shrubs, gated side access.

**Front Garden**

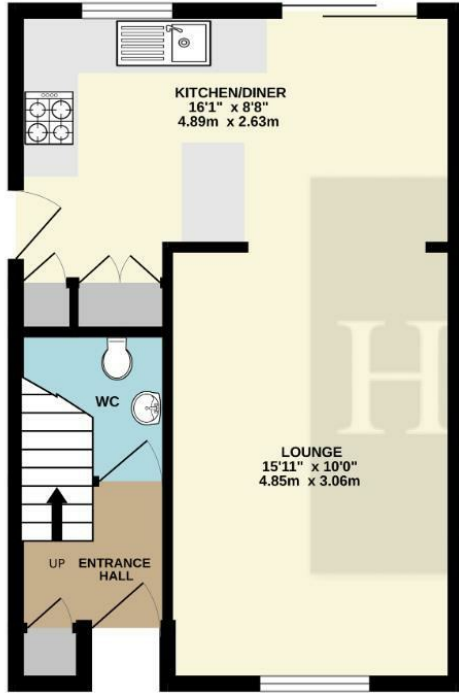
Block paved driveway for off road parking for approximately three vehicles, leading to garage.

**Agents Notes**

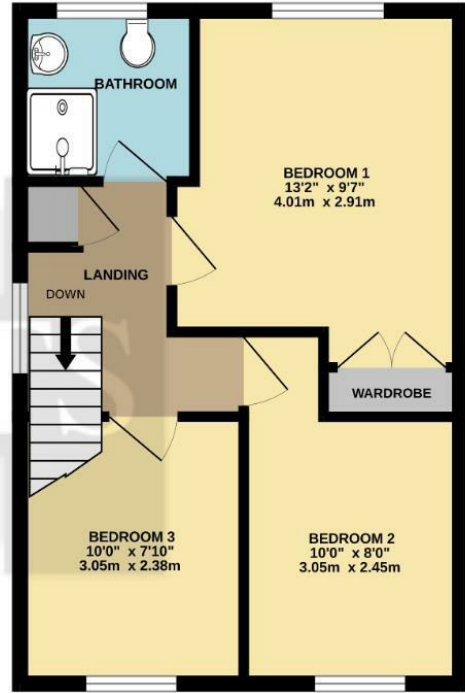
Council Tax Band: B



GROUND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.

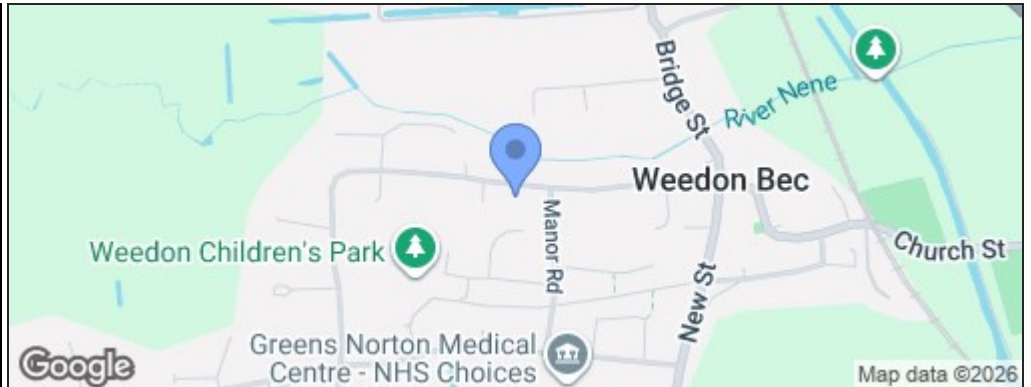


1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.6 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 firms employment has the authority to make or give any representation or warranty in respect of the property.