

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

£334,995



- MID TERRACE
- CONVERTED LOFT
- GAS TO RADIATOR HEATING
- LARGE REAR GARDEN WITH SUMMER HOUSE
- FOUR BEDROOMS
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING: TBC

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



PERSONAL • PROFESSIONAL • PROACTIVE

A mature, extended, mid terrace property situated in the sought after area of Wootton Village. The accommodation comprises in brief: entrance porch, kitchen/dining room, lounge, family room, utility room/WC, three bedrooms and family bathroom and a converted loft into further bedroom. Additional benefits include UPVC double glazed, gas to radiator central heating, off road parking for three cars and a large rear garden with summer house.

Ground Floor

Entrance Porch

UPVC double glazed windows and door to front, tiled flooring.

Kitchen/Dining Room

18'0" x 9'0" (5.51 x 2.75)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, electric hob with extractor fan above, electric oven, walk-in pantry, breakfast bar, radiator, tiled flooring, UPVC double glazed window to rear, door to:

Rear Lobby

Door to rear garden, door to:

Utility Room/Cloakroom

Comprising work tops, plumbing for washing machine, radiator, low level WC, hand wash basin, UPVC double glazed window to side.

Lounge

18'2" x 12'3" (5.56 x 3.74)

Fireplace with log burner, laminate flooring, radiator, two UPVC double glazed windows to front, UPVC double glazed French doors to:

Family Room

11'10" x 8'8" (3.63 x 2.66)

Radiator, laminate flooring, UPVC double glazed French doors out to garden, two double glazed velux windows to ceiling.

First Floor

Landing

UPVC double glazed window to rear, stairs rising to second floor, doors to:

Bedroom One

11'9" x 8'9" (3.60 x 2.67)

Built in wardrobe, radiator, UPVC double glazed window to front.

Bedroom Three

14'0" x 6'9" (4.29 x 2.06)

Radiator, built in wardrobe, UPVC double glazed window to front.

Bedroom Four

11'4" x 8'3" (3.47 x 2.52)

Radiator, UPVC double glazed window to rear.

Bathroom

Suite comprising bath unit with shower unit above, hand wash basin, low level WC, radiator, UPVC double glazed window to rear.

Second Floor**Loft Bedroom**

22'6" x 8'0" (6.88 x 2.46)

Radiator, built in fitted drawers, double glazed velux windows to rear.

Externally**Front Garden**

Mainly block paved providing off road parking for up to three cars.

Rear Garden

Paved patio area leading to large lawn area, flower and shrub borders, large timber shed, wooden decked patio area with bagola.

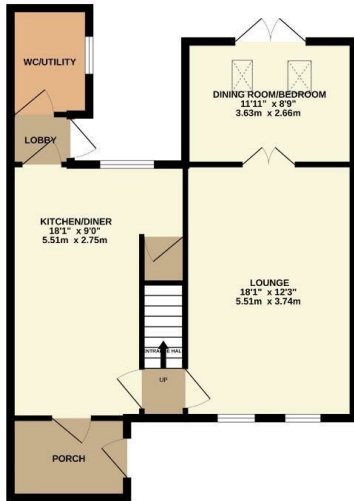
Agents Notes

Council Tax Band: B





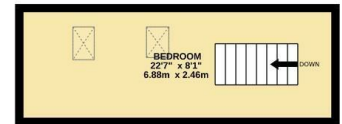
GROUND FLOOR



1ST FLOOR



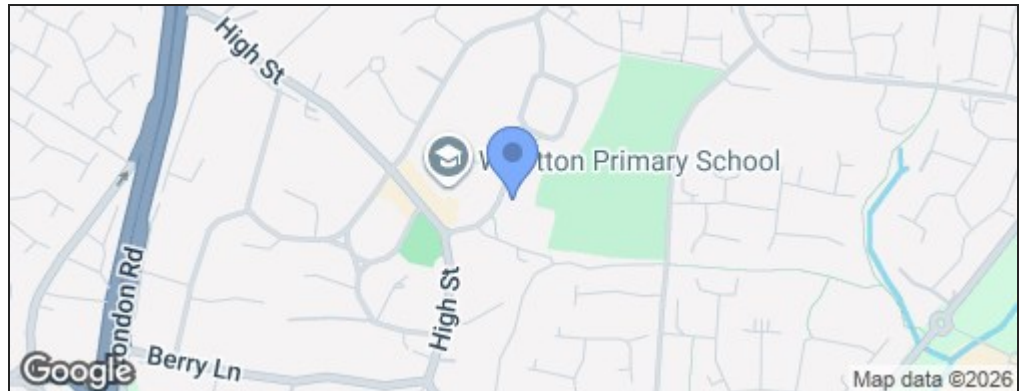
2ND FLOOR



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.