

for sale

offers in excess of **£280,000**



## Sherwood Avenue Northampton NN2 8PZ

Offered to the market with **NO UPWARD CHAIN** is this three bedroom family home, ideally located on the popular Spring Park estate in Kingsthorpe. Set within close proximity to local schools and amenities, viewing is highly advised to fully appreciate.



# Sherwood Avenue Northampton NN2 8PZ

## Entrance Porch

UPVC double glazed windows to the front and side elevations, and connecting door to the entrance hall.

## Entrance Hall

Door leads off to the lounge. Wall mounted radiator and stairs rising to the first floor landing.

## Lounge

UPVC double glazed window to the front elevation. Wall mounted radiator and connecting door to the open plan kitchen/dining room.

## Kitchen/ Dining Room

Fitted with a range of wall and base level units. Stainless steel one and a half bowl sink and drainer with swan neck mixer tap over, set into work surfaces and tiled to splash back areas. Integrated appliances comprise electric oven and four ring gas hob. Plumbing for washing machines and space for upright fridge/freezer. Under stairs storage cupboard, two UPVC double glazed windows, wall mounted radiator and UPVC partly glazed door leading to the conservatory.

## Conservatory

Of UPVC construction and set on a dwarf wall. Double glazed windows to the rear and side elevations, and double glazed French doors lead out to the rear garden and complimented by a tiled floor.



## First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three bedrooms and the family bathroom. UPVC double glazed window to the rear elevation and access to the loft space.

## Bedroom One

UPVC double glazed window to the front elevation and wall mounted radiator.

## Bedroom Two

UPVC double glazed window to the rear elevation. Airing cupboard and wall mounted radiator.

## Bedroom Three

UPVC double glazed window to the front elevation. Over stairs cupboard and wall mounted radiator.

## Family Bathroom

Three piece white suite comprising panelled bath with shower over, low level flush w.c and pedestal wash hand basin with full tiling to walls. UPVC opaque double glazed window to the rear elevation. and wall mounted radiator.

## Outside

### Front Garden

Mainly laid to lawn with driveway to the side providing off road parking and leading to the single garage.

### Rear Garden

Mainly laid to lawn with shrub border and retaining timber fencing.

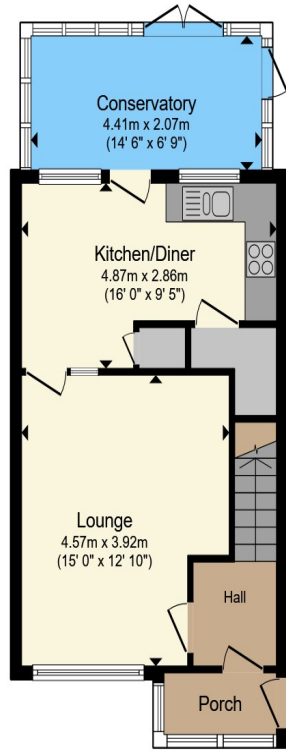
### Garage

Single garage with up and over door and power and lighting connected.

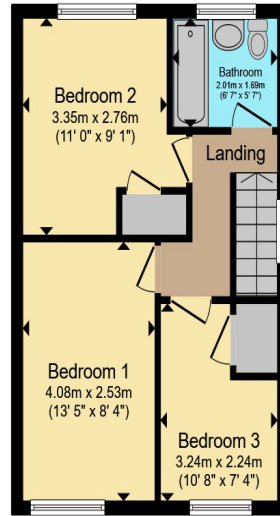
### Council Tax Band

C





**Ground Floor**



**First Floor**

Total floor area 84.8 m<sup>2</sup> (913 sq.ft.) approx

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Council Tax Band: C

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