

**4 Kipling Way
Overstone
NORTHAMPTON
NN6 0RR**

O.I.R.O £290,000



- SEMI DETACHED
- MASTER WITH EN SUITE
- CABIN / HOME OFFICE
- OFF ROAD PARKING
- GAS TO RADIATOR HEATING

- THREE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- LOW MAINTANANCE REAR GARDEN
- UPVC DOUBLE GLAZING
- ENERGY EFFICIENCY RATING: B

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



PERSONAL • PROFESSIONAL • PROACTIVE

Set on this popular modern development, this family home offers accommodation comprising an entrance hall, cloakroom, lounge and kitchen/dining room, together with three bedrooms, an en suite to the main bedroom and a family bathroom. Outside, there are front and rear gardens, a driveway providing off-road parking and a garden cabin offering space for a home office. Further benefits include uPVC double glazing and gas radiator heating.

Ground Floor

Entrance Hall

Vinyl flooring, radiator, doors to:

Cloakroom

Suite comprising low level WC, hand wash basin, vinyl flooring, radiator.

Lounge

16'2" x 11'8" (4.93 x 3.57)

Radiator, stairs leading to first floor landing, UPVC double glazed windows to front and side, doors to:

Kitchen/Dining Room

15'0" x 10'5" (4.58 x 3.20)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, built in fridge/freezer, dishwasher and washing machine, fitted gas hob with extractor fan above, electric oven, vinyl flooring, radiator, under stairs storage cupboard, UPVC double glazed French doors and windows to rear.

First Floor

First Floor Landing

Loft access, radiator, doors to:

Bedroom One

11'11" x 8'6" (3.65 x 2.61)

Radiator, UPVC double glazed window to front, door to:

En Suite

Suite comprising tiled shower cubicle with shower unit above, hand wash basin, low level WC, vinyl flooring, UPVC double glazed window to side.

Bedroom Two

10'2" x 8'7" (3.10 x 2.62)

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

Bedroom Three

8'10" x 6'2" (2.71 x 1.90)

Radiator, UPVC double glazed window to front.

Bathroom

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

Externally

Front Garden

Area laid to decorative gravel, driveway to side providing off road parking for two cars.

Rear Garden

Low maintenance rear garden, paved patio area leading to artificial lawn, wooden decked area, cabin with power and lighting, enclosed by timber fencing, gated side access.

Agents Notes

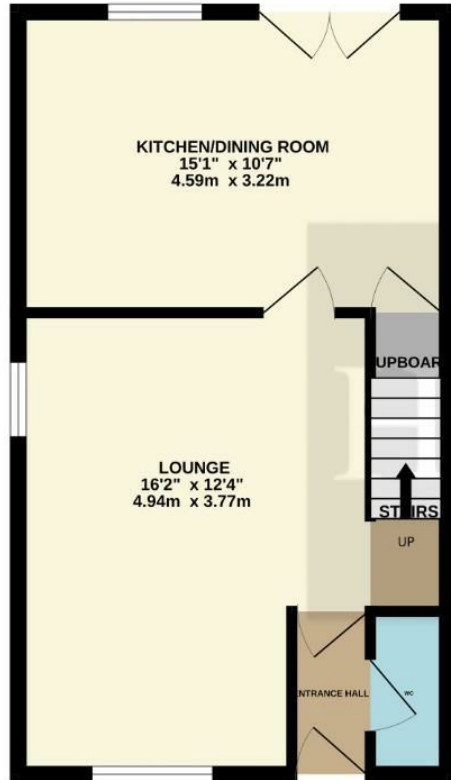
Council Tax Band: C

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.

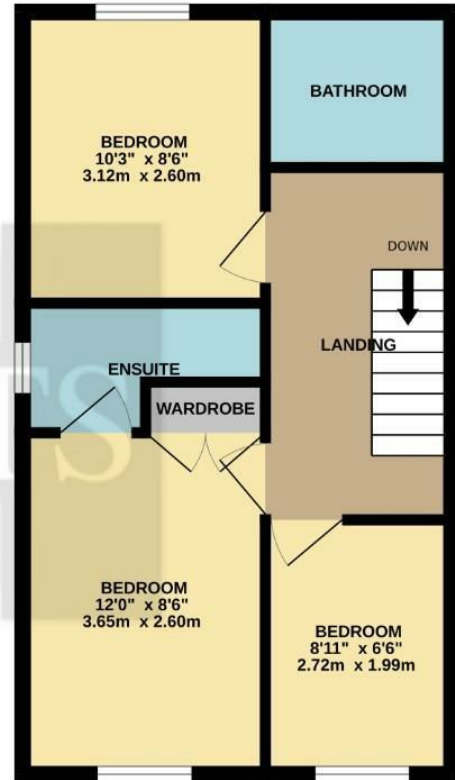




GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.

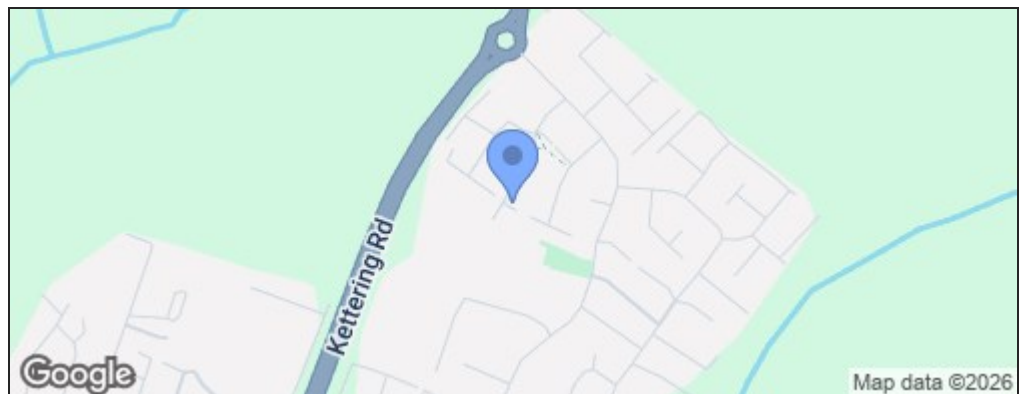


1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.8 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) A		96
(81-91) B	84	
(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.