

**155 Campus Drive  
Scholars Green  
NORTHAMPTON  
NN2 7FX**

**Offers Over £400,000**



- MODERN DETACHED FAMILY HOME
- KITCHEN/DNING ROOM
- UTILITY AND CLOAKROOM W.C.
- GARAGE ADN DRIVEWAY
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- ENSUITE SHOWER ROOM
- ENERGY PERFORMANCE RATING: B

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A beautifully presented and well maintained, detached family home, situated in Scholars Green area of Kingsthorpe. The accommodation comprises; an entrance hall, lounge, separate dining room, kitchen/diner, utility room and a cloakroom/W.C. on the ground floor, with four bedrooms, an ensuite shower room to the master and a family bathroom on the first floor. Externally, the property is situated on a corner plot with a front garden, driveway with off road parking for three cars leading to a detached single garage and a wall enclosed rear garden which enjoys a fair degree of privacy. Benefits include; a southerly facing rear garden, radiator heating and the remainder of the NHBC warranty.

## **Ground Floor**

### **Entrance Hall**

Entered via a panelled door under a storm porch, radiator, stairs to the first floor landing, doors leading to the ground floor accommodation.

### **Lounge**

13'2" x 10'9" (4.01m x 3.28m)

Double glazed window to the front elevation, television point, radiator.

### **Dining Room/Study**

10'8" x 9'10" (3.25m x 3.00m)

Double glazed window to the front elevation, radiator.

### **Kitchen/Diner**

20'2" x 9'4" (6.15m x 2.84m)

Fitted with a stylish and modern range of wall and base level units extending into a breakfast bar with complementary work surfaces, tiled splashback areas, stainless steel sink drainer with mixer tap over, built-in appliances including an electric oven, hob with extractor over, fridge/freezer and a dishwasher, double glazed windows to the side and rear elevations, space for table, French doors to the rear garden, door to utility.

### **Utility Room**

6'2" x 5'3" (1.88m x 1.60m)

Fitted with a matching base level unit and work surface, plumbing for a washing machine, space for a dryer, wall mounted combination boiler unit, radiator, part glazed door to the rear garden, door to the cloakroom.

### **Cloakroom W.C.**

Fitted with a suite comprising: a low level W.C. and a wash hand basin, radiator, tiled splashbacks, double glazed window to the side elevation.

## **First Floor**

### **Landing**

Loft access hatch with ladder, airing cupboard, radiator, double glazed window to the side elevation, doors to the first floor rooms.

### **Bedroom One**

11'5" x 10'10" (3.48m x 3.30m)

Double glazed window to the rear elevation, radiator, door to the ensuite.

**Ensuite**

Fitted with a suite comprising a tiled shower cubicle, W.C., and pedestal sink, tiled splash back areas to half height, extractor fan, heated towel rail, double glazed window to the rear elevation.

**Bedroom Two**

11'3" x 8'5" (3.45 x 2.57)

Double glazed window to the front elevation, radiator.

**Bedroom Three**

8'2" x 7'8" (2.49 x 2.34)

Double glazed window to the front elevation, radiator.

**Bedroom Four**

9'6" x 8'9" (2.92 x 2.67)

Double glazed window to the front elevation, radiator.

**Family Bathroom**

Fitted with a suite comprising a panelled bath with shower and screen over, low level W.C, and a wash hand basin, heated towel rail, extractor fan, tiled walls to half height double glazed window to the rear elevation.

**Externally****Front Garden**

Laid mainly to ornamental beds with gravel and various shrubs, enclosed by wrought iron fencing, path to the front door.

**Garage**

Metal up and over door with power and lighting.

**Rear Garden**

Landscaped with a patio area and laid mainly to lawn, enclosed flower beds, enclosed by brick walling. gated side access to the side driveway.

**Agents Notes**

Council Tax Band: E

Local Authority: West Northants

Energy Performance Rating: B

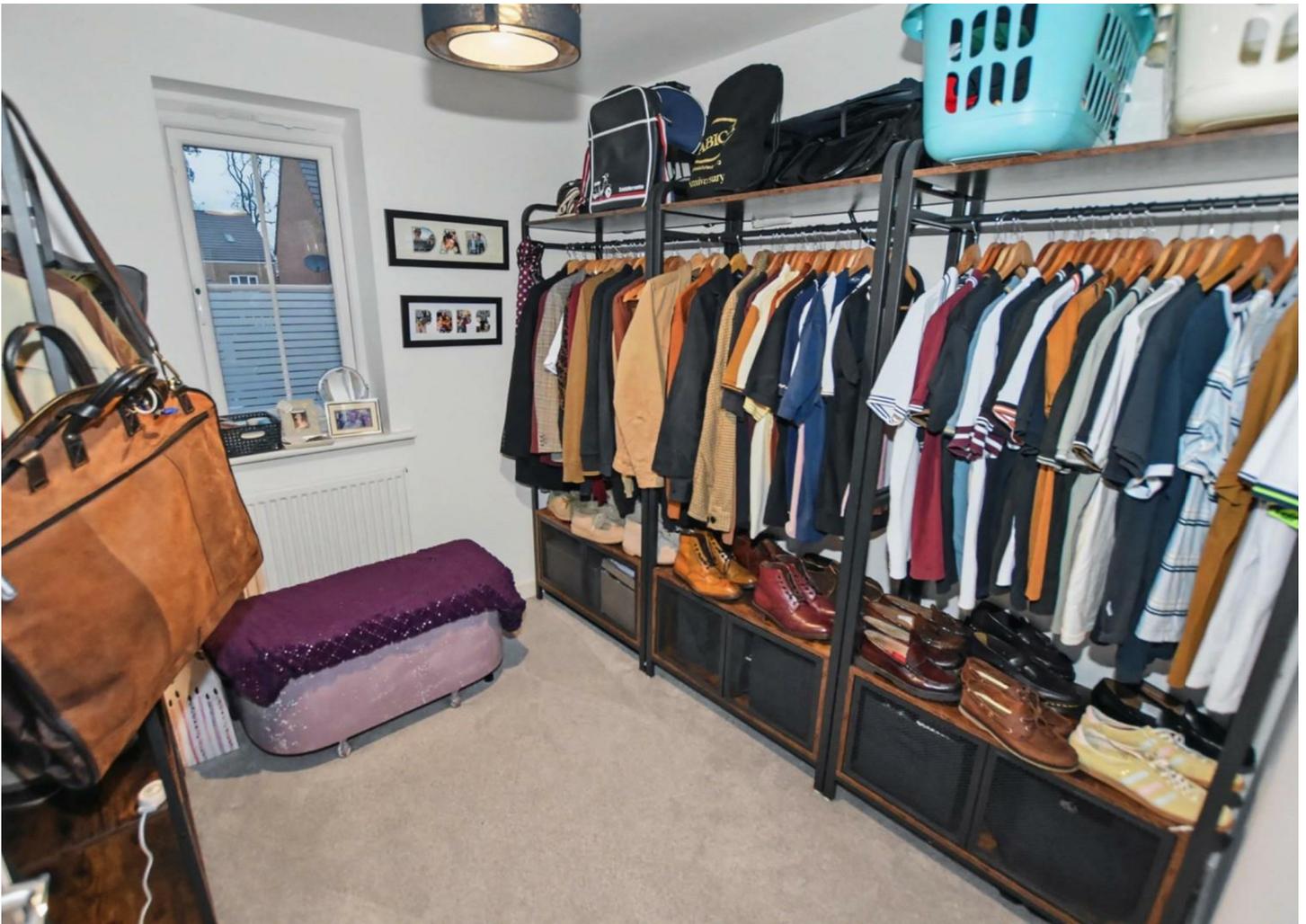
**Off Road Parking**

A driveway to the side and a further gravelled area provide off road parking for two to three cars leading to the garage.

**Garage**

A single detached garage with an up and over door, power and light connected.

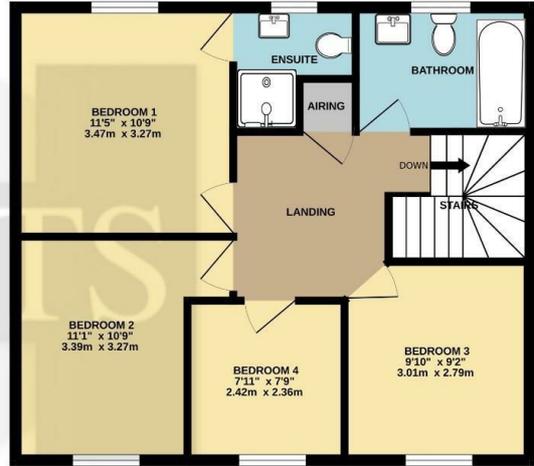




GROUND FLOOR  
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR  
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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>		<b>94</b>
(81-91) <b>B</b>	<b>85</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 firm's employment has the authority to make or give any representation or warranty in respect of the property.