

**31 Ladymead Close
West Hunsbury
NORTHAMPTON
NN4 9SE**

£320,000



- SEMI-DETACHED
- CORNER PLOT
- FOUR BEDROOMS
- UPVC DOUBLE GLAZING
- SINGLE GARAGE AND OFF ROAD PARKING

- TOWN HOUSE
- THREE STOREY
- MASTER WITH EN SUITE
- GAS TO RADIATOR HEATING
- ENERGY EFFICIENCY RATING: C

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PERSONAL • PROFESSIONAL • PROACTIVE

A modern semi-detached townhouse presents an excellent opportunity for families and professionals alike. Boasting four spacious bedrooms, this property offers ample room for comfortable living. The well-designed layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The house features two bathrooms, ensuring convenience for all residents. Set on a large corner plot, the property benefits from a generous outdoor space, ideal for children to play or for hosting summer barbecues. The modern design of the home complements its practical features, making it a delightful place to reside.

Parking is a breeze with space available for up to three vehicles, a valuable asset in this popular location. Ladymead Close is known for its friendly community atmosphere and proximity to local amenities, schools, and parks, making it an ideal choice for families.

This property is not just a house; it is a place where memories can be made. With its combination of space, modernity, and a prime location, this semi-detached townhouse is a must-see for anyone looking to settle in West Hunsbury. Don't miss the chance to make this wonderful property your new home.

Ground Floor

Entrance Hall

Laminate flooring, radiator, stairs leading to first floor landing, storage cupboard, doors to:

Cloakroom

Suite comprising low level WC, hand wash basin, tiled flooring, radiator, tiled splash areas.

Kitchen

12'0" x 6'7" (3.67 x 2.03)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, built in electric hob with extractor fan above, electric oven, plumbing for washing machine and dishwasher, tiled flooring, radiator, UPVC double glazed window to front.

Lounge/Diner

15'1" x 13'9" (4.62 x 4.21)

Laminate flooring, radiator, feature fireplace, UPVC double glazed window and French doors to rear.

First Floor

Landing

17'1" x 6'7" (5.21 x 2.01)

Built in airing cupboard, radiator, stairs leading to second floor landing, study area, UPVC double glazed window to front, doors to:

Bedroom One

10'4" x 11'9". (3.15 x 3.594.)

Radiator, two UPVC double glazed windows to rear, door to:

En Suite

Suite comprising double shower cubicle with shower unit above, hand wash basin, low level WC, radiator, tiled splash areas.

Bedroom Four

9'11" x 6'11" (3.03 x 2.12)

Radiator, UPVC double glazed window to front.

Second Floor**Second Floor Landing**

Doors to:

Bedroom Two

13'9" x 13'2" (4.20 x 4.03)

Radiator, UPVC double glazed window to rear.

Bedroom Three

13'9" x 9'6" (4.20 x 2.92)

Radiator, UPVC double glazed window to front.

Bathroom

Suite comprising bath unit with shower mixer tap attachments, hand wash basin, low level WC, tiled splash areas, radiator.

Externally**Front Garden**

Small area laid to lawn, pathway leading to front door.

Rear Garden

Large extended rear garden, paved patio area, wooden decked patio area, secondary block paved patio area, surrounded by timber fencing and brick walling, gated rear access to driveway.

Driveway

Providing off road parking and leading to garage.

Garage

Single garage, power and light connected, up and over door.

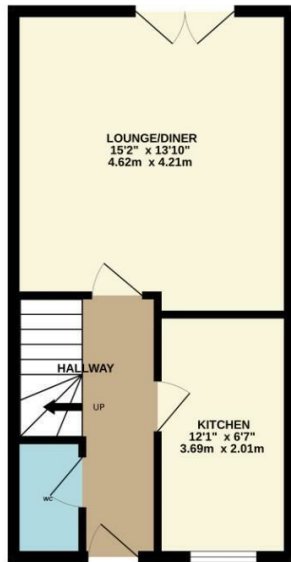
Agents Notes

Council Tax Band: D

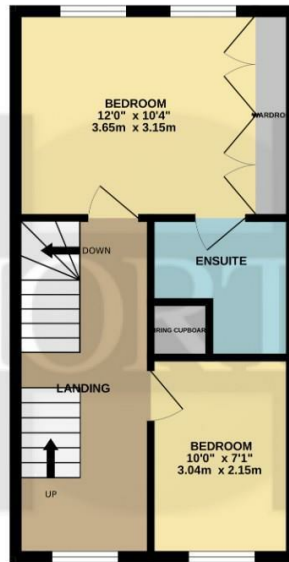




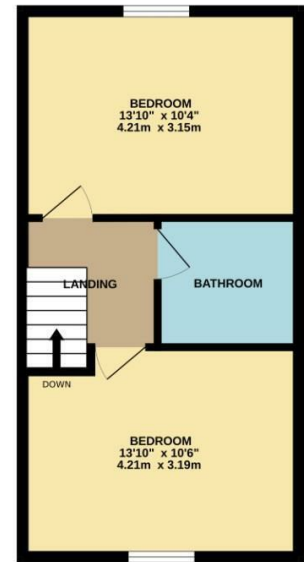
GROUND FLOOR
376 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
376 sq.ft. (35.0 sq.m.) approx.



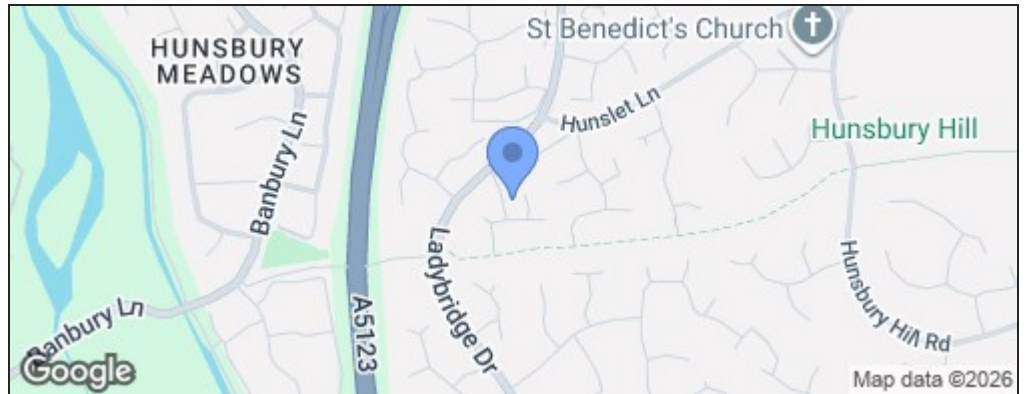
2ND FLOOR
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 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		83
(81-91) B		
(69-80) C	73	
(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.