

**27 Foxfield Way  
Grange Park  
NORTHAMPTON  
NN4 5BE**

**£375,000**



- **FIVE BEDROOM TOWNHOUSE**
- **GARAGE AND PARKING**
- **TWO CLOAKROOM/W.C.'S**
- **HOME OFFICE**

- **REFITTED OPEN PLAN KITCHEN DINER**
- **REFITTED EN SUITE SHOWER ROOM**
- **UTILITY ROOM**
- **ENERGY PERFORMANCE RATING: C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A spacious and modern family home, having been modernised and updated by the current owners, set in the heart of Grange Park, close to the Country Park and Pavilion and within walking distance of the primary school. With five bedrooms and three reception rooms, including a large, open and airy kitchen/diner, this property offers room for a growing family as well as opportunity and space for working from home. The accommodation comprises: an entrance hall, refitted modern kitchen/diner/family room, utility room and a refitted cloakroom W.C. on the ground floor. On the first floor there is a lounge, home office, walk-in storage cupboard, two bedrooms and a further lavatory/W.C. and to the second floor, there is a master bedroom with refitted en suite shower room, two further bedrooms and a family bathroom. Externally, there is a low maintenance garden to the rear and off road parking to the front as well as in front of a garage set in a residents parking area behind the garden. Benefits include: uPVC double glazing, gas fired radiator heating, ease of access for commuters to Northampton, Milton Keynes and the Motorway at nearby Junction 15.

## **Ground Floor**

### **Entrance Hall**

Entered via a composite door under a storm porch, stairs rising to the first floor landing, radiator, coving to ceiling, door to kitchen/diner.

### **Kitchen/Diner**

24'4 x 12'1 narrowing to 9'11 (7.42m x 3.68m narrowing to 3.02m)

A light and airy dual aspect room refitted with a modern range of wall and base level units with complementary work surfaces over, inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, integrated appliances including; double electric oven, induction hob, stainless steel extractor hood over, built-in dishwasher, tiled flooring, space and plumbing for an American Style Fridge/freezer, coving to ceiling, space for dining table and chairs, radiator, double glazed window to the rear elevation, double glazed bay window to the front elevation, under stairs storage area, television point, doors to the utility room and cloakroom/WC.

### **Utility Room**

7'1 x 5'3 (2.16m x 1.60m)

Fitted with base level units, work surface housing a stainless steel sink unit, plumbing for washing machine, space for electric tumble dryer, tiled splash back areas, extractor fan, radiator, tiled flooring, door to the rear garden.

### **Cloakroom/WC**

Fitted with a modern suite comprising vanity unit housing a wash hand basin, concealed cistern WC, tiled walls and flooring, extractor fan, heated towel rail.

## **First Floor**

### **First Floor Landing**

Double glaze window to the front elevation, radiator, stairs rising to the second floor, walk-in storage cupboard, doors to the first floor rooms.

### **Lounge**

14'9 x 11'11 (4.50m x 3.63m)

Double glazed bay window to the front elevation, television point, coving to ceiling, luxury vinyl flooring, two radiators.

**Bedroom Four**

11'4 x 9'2 (3.45m x 2.79m)

Double glazed window to the rear elevation, laminate flooring, radiator.

**Office/Study**

9'11 x 6'7 max (3.02m x 2.01m max)

Double glazed window to the front elevation, vinyl flooring, radiator.

**Bedroom Five**

12'4 x 8 max (3.76m x 2.44m max)

Double glazed window to the rear elevation, laminate flooring, radiator.

**Cloakroom/WC**

Fitted with low level WC, wash basin, radiator, double glazed window to the rear elevation, vinyl flooring.

**Second Floor****Second Floor Landing**

Loft access hatch to a part boarded loft, doors to the second floor rooms.

**Bedroom One**

38' x 12'2 (11.58m x 3.71m)

Double glazed window to the front elevation, radiator, television point, arch to dressing area, door leading to the en suite.

**En Suite**

Refitted with a modern suite comprising a double width shower cubicle, pedestal sink low level WC, heated towel rail, tiled flooring, tiled splash back areas, inset spotlighting, extractor fan, double glazed window to the front elevation.

**Bedroom Two**

14'5 x 7'11 (4.39m x 2.41m)

Double glazed window to the rear elevation, radiator, built-in wardrobe.

**Bedroom Three**

10'7 x 8'10 (3.23m x 2.69m)

Double glazed window to the rear elevation, radiator.

**Family Bathroom**

Fitted with a suite comprising; panel bath with shower and screen over, pedestal sink, low level WC, tiling to splash back area, extractor fan, radiator, double glazed window to the rear elevation.

**Externally****Front Garden**

Laid mainly to off road parking, enclosed flower bed and a path to the front door.

**Rear Garden**

A low maintenance garden laid mainly to patio with a raised deck seating area, enclosed by timber fencing with gated access to the side.

**Agents Notes**

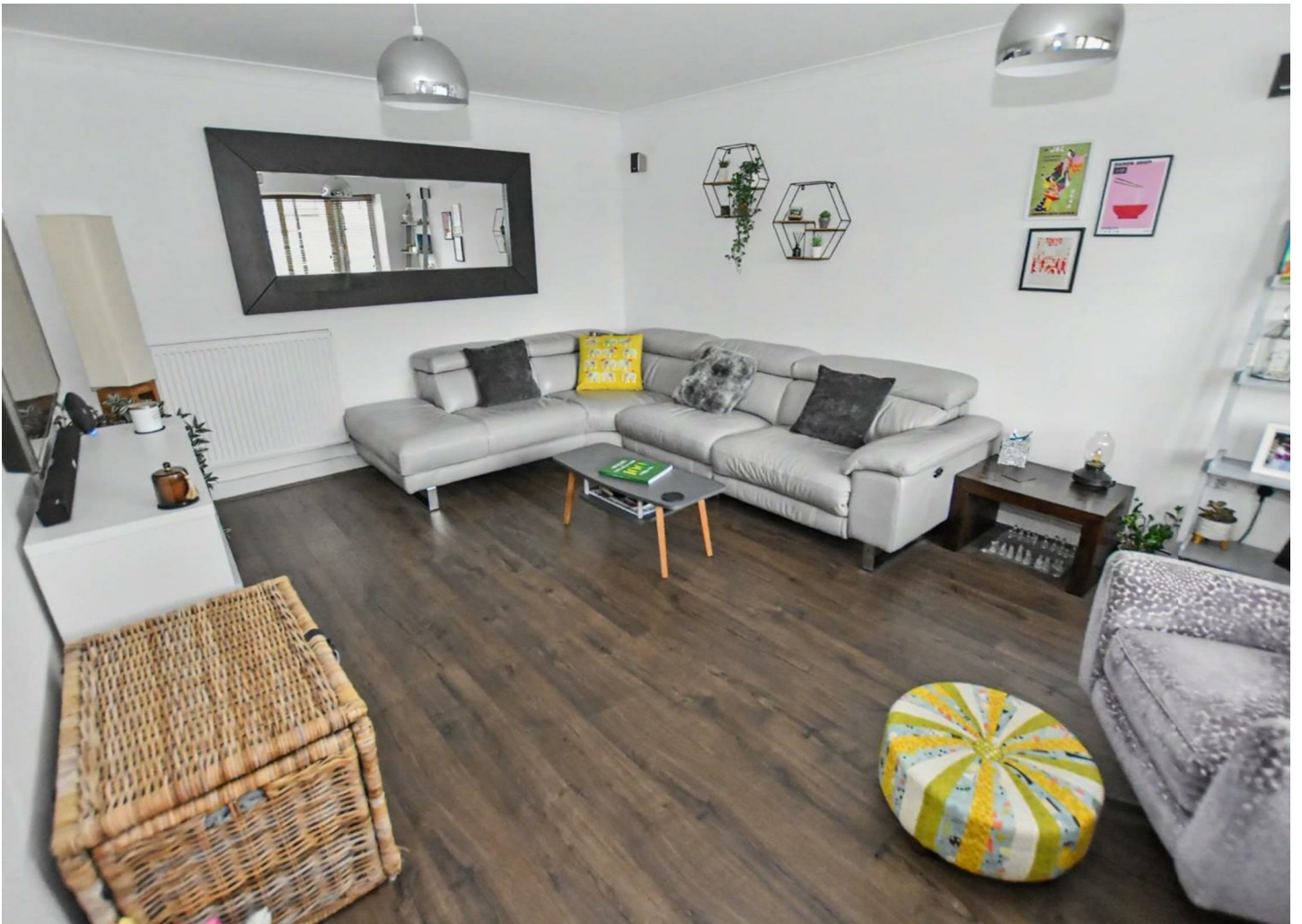
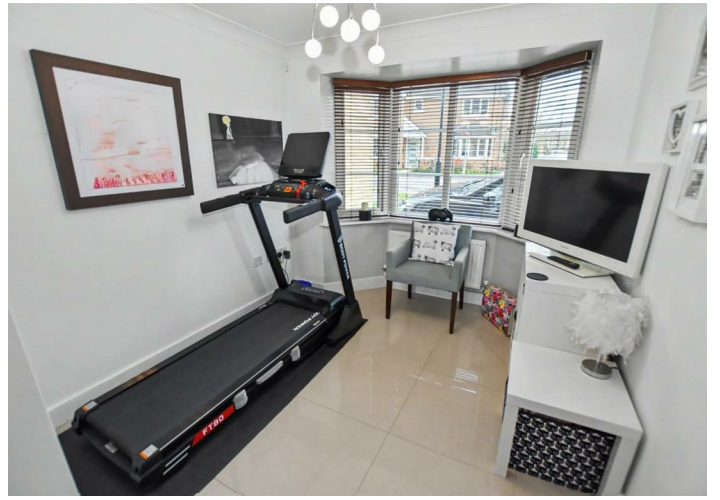
Council Tax Band: E

**Garage**

A single garage to the rear of the property with an up and over door as well as storage in the eaves.

**Parking**

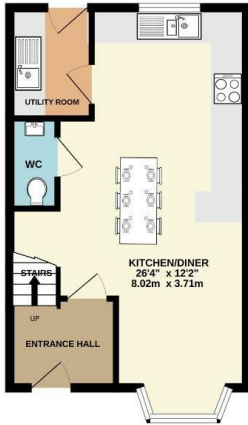
There is further off road parking to the rear of the property in front of the garage.



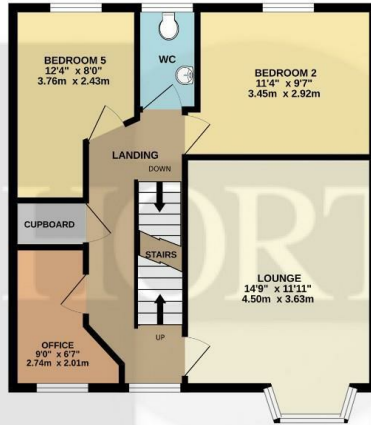




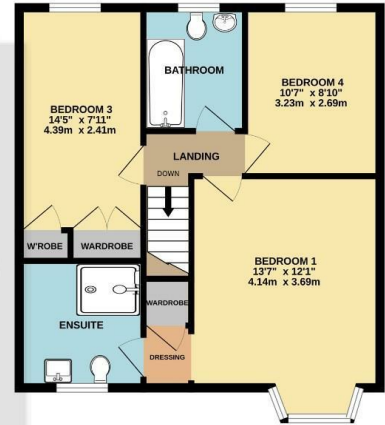
GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



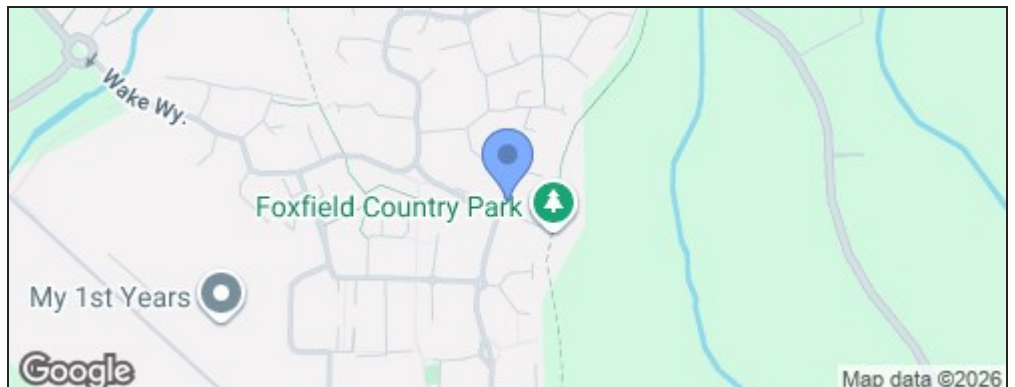
2ND FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 1523 sq.ft. (141.5 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>84</b>
(81-91) <b>B</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>		<b>71</b>	
EU Directive 2002/91/EC			



### Disclaimer

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