

**20 Lamport Lane
Scholars Green
NORTHAMPTON
NN2 7DW**

£325,000



- **SUPERBLY PRESENTED HOME**
- **ENSUITE SHOWER ROOM**
- **DOWNSTAIRS CLOAKROOM**
- **LARGE GARAGE AND PARKING**

- **THREE BEDROOMS**
- **UTILITY ROOM**
- **OPEN PLAN KITCHEN/DINER**
- **ENERGY PERFORMANCE RATING: B**

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



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An immaculately presented and improved detached home in the Scholars Green area of Kingsthorpe offered with a long driveway and a large detached garage, overlooking a green to the front and situated on a corner plot. The accommodation comprises an entrance hall, lounge, open plan kitchen/diner which has been updated with extra units and worksurface and built-in appliances, a utility room with a large larder cupboard and a cloakroom W.C. on the ground floor. To the first floor a large light and airy main bedroom has built-in triple wardrobes and an ensuite shower room, second bedroom with built-in double wardrobe, a third bedroom of a generous size to be used as a large single or small double and a family bathroom with bath and shower over. Externally there is a small front garden and a wall enclosed rear garden, with a drive to the side offering off road parking for several cars or ideal for a motorhome or caravan leading to the garage. This property has been beautifully maintained by the current owner and internal viewing is essential to fully appreciate the scope of the accommodation on offer.

Ground Floor

Entrance Hall

Entered via a panel door under a storm porch, stairs rise to the first floor landing, under stairs storage cupboard, radiator, double glazed window to the side elevation, luxury vinyl tile flooring (LVT), doors to the lounge, kitchen/diner and cloakroom.

Lounge

12'10 x 12'3 (3.91m x 3.73m)

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

Kitchen/Diner

18'1 x 9'3 (5.51m x 2.82m)

Fitted with an extensive range of wall and base level units which extend into a peninsula breakfast bar, further enhanced with an additional range of units to the end wall, complementary granite and composite work surfaces, inset sink with a formed drainer and mixer tap over, integrated appliances including a gas hob with an extractor over, eye level electric oven, dishwasher and fridge freezer, space for a table and chairs, double glazed window to the rear elevation, French doors to the rear garden, radiator, inset spotlighting, LVT flooring, door to the utility room.

Utility Room

5'9 x 5'3 (1.75m x 1.60m)

Fitted with base level units with a work surface over, plumbing for a washing machine, wall mounted boiler unit, door to a larder/pantry cupboard, part glazed door to the side elevation, radiator, LVT flooring.

Cloakroom W.C.

Fitted with a suite comprising a low level W.C. and a wash hand basin, radiator, LVT flooring, extractor fan.

First Floor

Landing

Double glazed window to the side elevation, loft access hatch, large storage cupboard, doors to the first floor rooms.

Bedroom One

12'10 x 10'9 (3.91m x 3.28m)

Double glazed window to the front elevation, radiator, built-in wardrobe with sliding mirrored doors, television point, door to the ensuite.

Ensuite

Fitted with a modern white suite comprising a tiled shower cubicle, pedestal sink, W.C., tiling to splash back areas, chrome heated towel rail, double glazed window to the front elevation, extractor fan, inset spotlighting, LVT flooring.

Bedroom Two

9'6 x 9'3 (2.90m x 2.82m)

Double glazed window to the rear elevation, radiator, built-in wardrobe with sliding mirrored doors, television point

Bedroom Three

9'6 x 8'5 (2.90m x 2.57m)

Double glazed window to the rear elevation, radiator.

Bathroom

Fitted with a modern white suite comprising a panelled bath with a Mira shower and screen over, pedestal sink, W.C., tiling to splash back areas, chrome heated towel rail, double glazed window to the side elevation, extractor fan, inset spotlighting, LVT flooring.

Outside**Front Garden**

Laid mainly to gravel to the front and along the side, path to front door.

Rear Garden

Laid mainly to lawn with a paved patio, wall enclosed, gated side access to the drive, courtesy door to the garage.

Drive

A gated drive way to the side provides off road parking for several vehicles and can accommodate a large motorhome, leads to the garage.

Detached Garage

19'8 x 9'8 (5.99m x 2.95m)

A larger than average single garage with an up and over door, power and light connected.

Agents Notes

Council Tax Band: D

Local Authority: West Northants

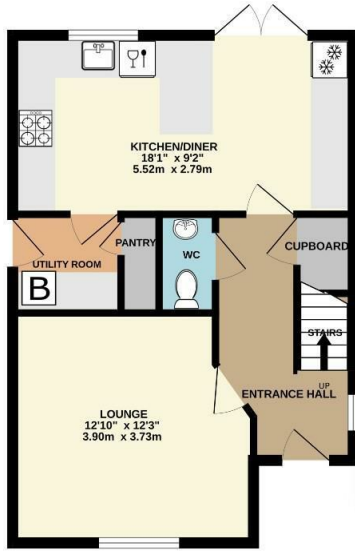
Energy Performance Rating: B

Maintenance Charge: Approx £130.00 per annum

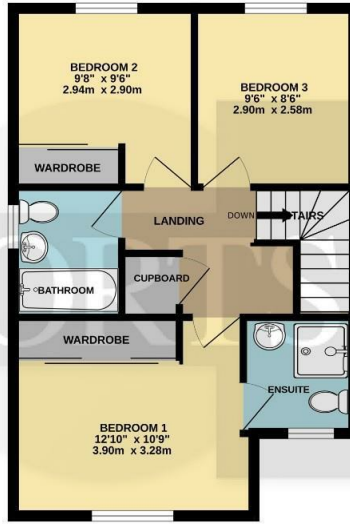




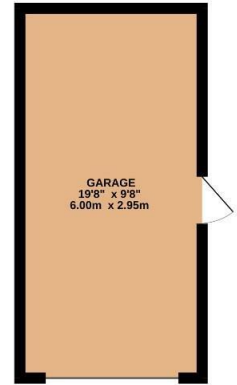
GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



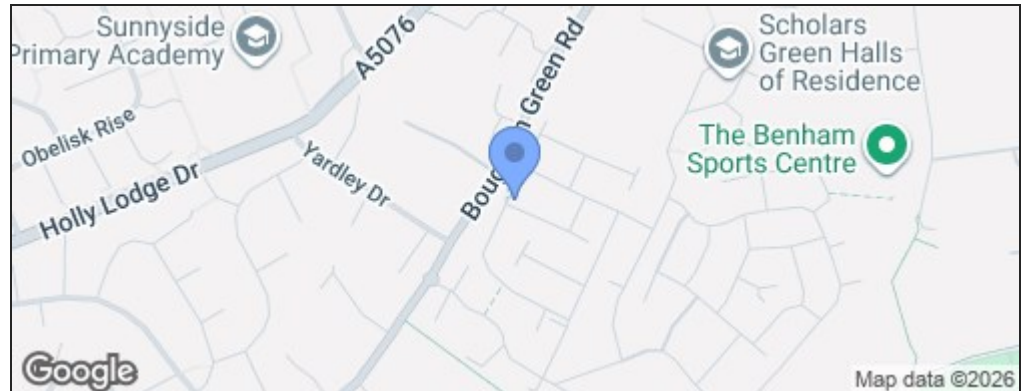
2ND FLOOR



TOTAL FLOOR AREA: 1123 sq.ft. (104.3 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			94
(81-91) B		83	
(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	



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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.