



Connells

Chancellor Court  
Northampton





## Property Description

Ideally located on the desirable development of Scholars Green is this immaculately presented three bedroom detached family home.

The property in brief comprises entrance hall, lounge, inner hallway, downstairs cloakroom, open plan kitchen/dining room, and to the first floor there are three good size bedrooms and the family bathroom, with the master bedroom benefiting from an en-suite shower room.

Outside to the front of the property there is a block paved double width driveway leading to the single integral garage and providing off road parking. To the rear of the property there is a low maintenance garden with retaining timber fencing.

Set within close proximity to local schools and amenities, viewing is highly advised to fully appreciate.

## Entrance Hall

UPVC door to the front elevation, wall mounted radiator and further door opening to the lounge.

## Lounge

UPVC double glazed window to the front elevation. Wall mounted radiator, coving to ceiling and connecting door to the inner hallway.

## Inner Hallway

Doors lead off to the cloakroom, lounge and kitchen/dining room. Wall mounted radiator and stairs rising to the first floor landing.

## Cloakroom

Modern white suite comprising low level flush w.c and wash hand basin with tiling to splash back area. Extractor fan and wall mounted radiator.

## Kitchen/ Dining Room

Fitted kitchen with a range of wall and base level units. Stainless steel one and a half bowl sink and drainer set into work surfaces, with mixer tap over and complimentary up stands. Integrated appliances comprise dishwasher, electric oven and four ring gas hob with stainless steel splash back and extractor hood over. Plumbing for washing machine, space for upright fridge/freezer, wall mounted radiator and space for a dining table and chairs. UPVC double glazed window to the rear elevation looking out over the rear garden and UPVC double glazed French door leading out to the extended patio area.

## First Floor Landing

Stairs rise from the inner hallway. Doors leads off to three bedrooms and the family bathroom. UPVC double glazed window to the side elevation, airing cupboard and access to the loft space.

## Bedroom One

UPVC double glazed window to the front elevation, wall mounted radiator and connecting door to the en-suite shower room.

## En-Suite Shower Room

Three piece modern three piece white suite comprising shower cubicle, low level flush w.c and pedestal wash hand basin with complimentary tiling to splash back areas. Extractor fan, wall mounted radiator and UPVC opaque double glazed window to the side elevation.

## Bedroom Two

UPVC double glazed window to the rear elevation and wall mounted radiator.

## Bedroom Three

UPVC double glazed window to the rear elevation and wall mounted radiator.

## Family Bathroom

Three piece modern three piece white suite comprising panelled bath with shower over, low level flush w.c and pedestal wash hand basin with complimentary tiling to splash back areas. Extractor fan, wall mounted radiator and UPVC opaque double glazed window to the side elevation.

## Outside

### Integral Garage

Single integral garage with up and over door and power and lighting connected.

### Front Garden

Double width block paved driveway leads to the single integral garage and provides off road parking for two cars side by side, outside light and gated access to the side leading to the rear garden.

### Rear Garden

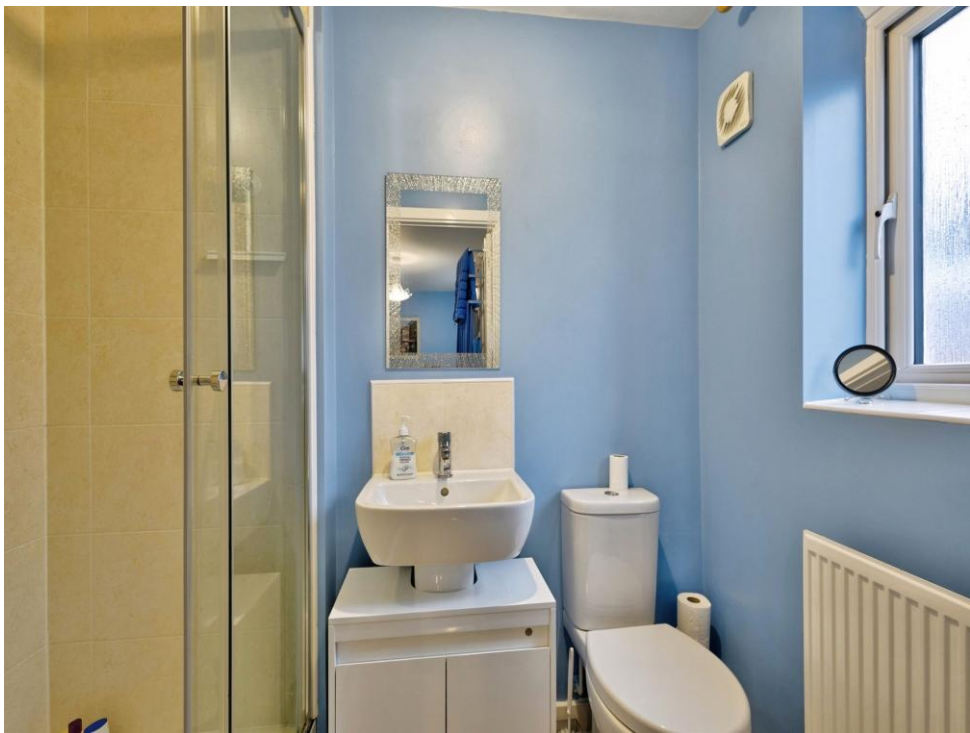
Low maintenance rear garden with extended paved patio which is ideal for entertaining. Gravelled area, retaining timber fencing, outside light, water tap and gated access to the side leading to the front of the house.

## Council Tax Band

C

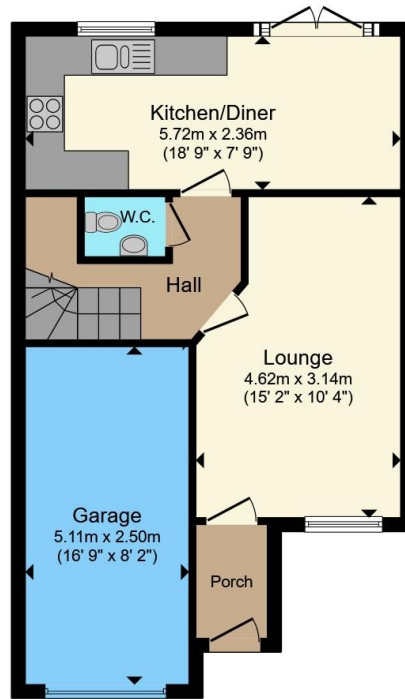




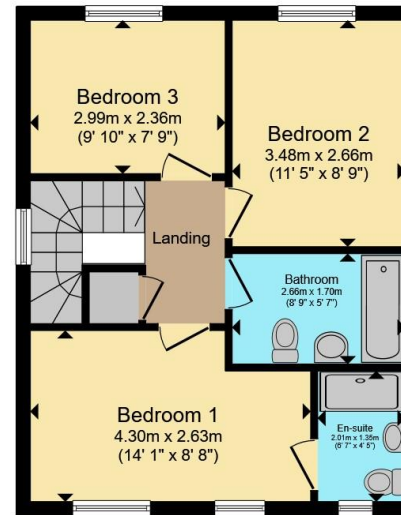








**Ground Floor**



**First Floor**

Total floor area 93.5 m<sup>2</sup> (1,007 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: B Council Tax  
Band: C

Tenure: Freehold

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