

**10 South Meadow Road  
St Crispins  
NORTHAMPTON  
NN5 4BQ  
£500,000**



- **SPACIOUS DETACHED HOUSE**
- **THREE STOREY**
- **OPEN PLAN KITCHEN / DINER / FAMILY ROOM**
- **DOUBLE GARAGE**
- **NO UPPER CHAIN**

- **FIVE BEDROOMS**
- **TWO EN-SUITES**
- **EXCELLENT CONDITION**
- **LANDSCAPED REAR GARDEN**
- **ENERGY EFFICIENCY RATING : C**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

A spacious five bedroom detached property set over three storeys, that has been beautifully maintained by the current owners to be offered in excellent condition, including a recently refitted open plan kitchen/dining/family room, and a wonderfully landscaped rear garden perfect for entertaining. With accommodation comprising in brief; entrance hall, downstairs WC, lounge, and open plan kitchen/dining/family room to the ground floor. To the first floor are three bedrooms, two of which have en-suites and fitted wardrobes. To the second floor are two further large bedrooms, and a bathroom. Externally the property offers front and rear gardens, a driveway with off road parking for a number of vehicles, and a double garage with electric roller shutter doors. The property also benefits from UVPC double glazing, gas central heating, and no upper chain.

### **Entrance Hall**

Enter via UPVC door, stairs rising to first floor, under stairs storage cupboard, luxury vinyl tiled flooring, radiator.

### **Downstairs WC**

Low level wc, pedestal wash hand basin, luxury vinyl tiled flooring, radiator.

### **Lounge**

19'4" x 11'2" (5.90 x 3.42)

UPVC window to front aspect, UPVC doors and windows to rear aspect, feature fireplace, luxury vinyl tiled flooring, two radiators.

### **Kitchen / Dining / Family Room**

27'4" x 10'4" (17'0" x 6'11") (8.35 x 3.16 (5.20 x 2.12))

L-shaped, UPVC windows to front and rear aspect, UPVC French doors to rear with further door to side, a range of wall and base units with roll top work surfaces, polycarbonate one and a half sink and drainer, integrated appliances to include induction hob with integrated extractor, double oven, microwave, washing machine, and dishwasher, cupboard housing recently refitted boiler, LVT flooring, three radiators.

### **First Floor Landing**

Stairs rising to second floor, radiator.

### **Bedroom One**

17'3" reducing to 11'6" x 11'2" (5.28 reducing to 3.52 x 3.42)

UPVC window to front aspect, air condition unit, a range of fitted wardrobes, radiator.

### **En-Suite**

7'4" x 5'6" (2.26 x 1.69)

Obscure UPVC window to rear aspect, low level wc, pedestal wash hand basin, bath unit with shower over, complementary tiling, radiator.

### **Bedroom Two**

12'0" x 10'5" (3.68 x 3.20)

UPVC window to front aspect, fitted wardrobes, radiator.

### **En-Suite**

10'4" x 6'11" reducing to 4'11" (3.17 x 2.13 reducing to 1.51)

Obscure UPVC window to rear aspect, double shower cubicle, sink unit with storage under, low level wc, complementary tiling, ceramic tiled flooring, chrome heated towel rail.

**Bedroom Five**

7'7" x 6'11" (2.32 x 2.11)

UPVC window to front aspect, wooden laminate flooring, radiator.

**Second Floor Landing**

Velux window, loft access, cupboard housing hot water tank.

**Bedroom Three**

18'10" x 11'3" (5.75 x 3.43)

Restricted head height, two UPVC windows to front and side aspects, two radiators.

**Bedroom Four**

18'9" x 10'5" (5.73 x 3.20)

Restricted head height, two UPVC windows to front and side aspects, wooden laminate flooring, radiator.

**Bathroom**

8'1" x 6'11" (2.48 x 2.11)

Velux Window, bath unit with shower over, low level wc, pedestal wash hand basin, radiator.

**Front Garden**

Lawn area with gravel borders, enclosed by low level wooden fencing, driveway offering off road parking for multiple vehicles.

**Rear Garden**

Landscaped to include two composite decked areas, patio area and paving, various flower and shrub beds and borders, side garage access, gated side access, enclosed by high level brick walls.

**Double Garage**

18'4" x 17'4" (5.59 x 5.30)

Two electric roller shutter doors, power and light connected.

**Agents Note**

Local Authority: West Northamptonshire

Council Tax Band: F

To conform with section 21 of The Estate Agents Act we declare that the owner of this property is an employee of Horts Estate Agents.



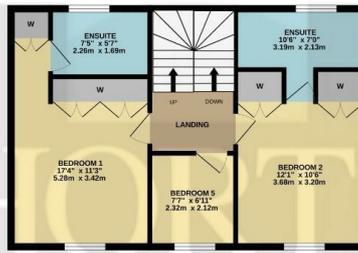




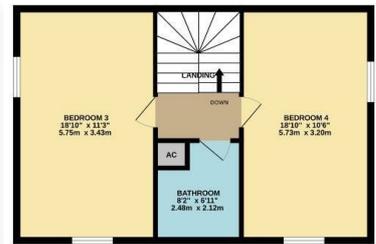
GROUND FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



2ND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 1775 sq.ft. (164.9 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) <b>A</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>		EU Directive 2002/91/EC	
		77	85



### 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.