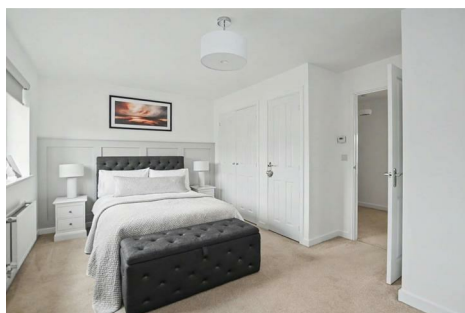


**4 Kent Crescent
Marina Gardens
NORTHAMPTON
NN5 4WE**

Asking Price £335,000



- **DETACHED FAMILY HOME**
- **KITCHEN / DINER**
- **EN-SUITE TO BEDROOM ONE**
- **PARKING FOR TWO CARS**
- **DOUBLE GLAZED & GAS RADIATORS**

- **THREE BEDROOMS**
- **DOWNSTAIRS CLOAKROOM**
- **LANDSCAPED REAR GARDEN**
- **GARAGE WITH ELECTRIC DOOR**
- **ENERGY RATING: C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A well-presented family home located in a popular development, conveniently close to local amenities. The accommodation includes an entrance porch with internal access to the garage, a lounge, a kitchen/diner, and a cloakroom on the ground floor.

Upstairs, the property offers three bedrooms, with the main bedroom benefiting from an en-suite and fitted wardrobes, along with a family bathroom.

Externally, there is an enclosed, landscaped rear garden, while the front provides a driveway with parking for two vehicles, leading to an integral garage with an electric door.

Additional features include uPVC double glazing and gas central heating.

Ground Floor

Entrance Porch

Enter via double glazed door, glass panel door leading to lounge, leading to garage.

Lounge

10'5" x 18'6" (3.19 x 5.66)

Window to front aspect, hardwood glass door leading to inner hallway.

Inner Hallway

Stairs rising to first floor, doors to cloakroom, door to kitchen/diner.

Cloakroom

Fitted with a two piece suite comprising low level WC, pedestal sink, tiled splash backs.

Kitchen/Diner

21'2" x 7'6" (6.46 x 2.29)

Kitchen

Fitted with a range of wall and base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, built in electric double oven, fitted gas hob with extractor hood over, space for fridge/freezer, space and plumbing for dishwasher, space and plumbing for washing machine, window to rear aspect.

Diner

French doors leading to rear garden.

First Floor

Landing

Built in storage cupboard, loft access, doors to all rooms.

Bedroom One

16'1" max x 11'8" max (4.91 max x 3.57 max)

Window to front aspect, built in triple wardrobes, door to en suite.

En Suite

Fitted with a three piece suite comprising low level WC, vanity unit with mounted sink, double shower cubicle with fitted shower over, tiled splash backs, extractor fan.

Bedroom Two

8'8" x 11'3" (2.65 x 3.44)

Window to rear aspect.

Bedroom Three

12'0" x 7'8" (3.66 x 2.36)

Window to rear aspect.

Bathroom

Fitted with a three piece suite comprising low level WC, pedestal sink, panel bath, obscured window to side aspect, tiled splashbacks.

Externally**Front Garden**

Block paved driveway, providing off road parking for two vehicles, leading to garage.

Garage

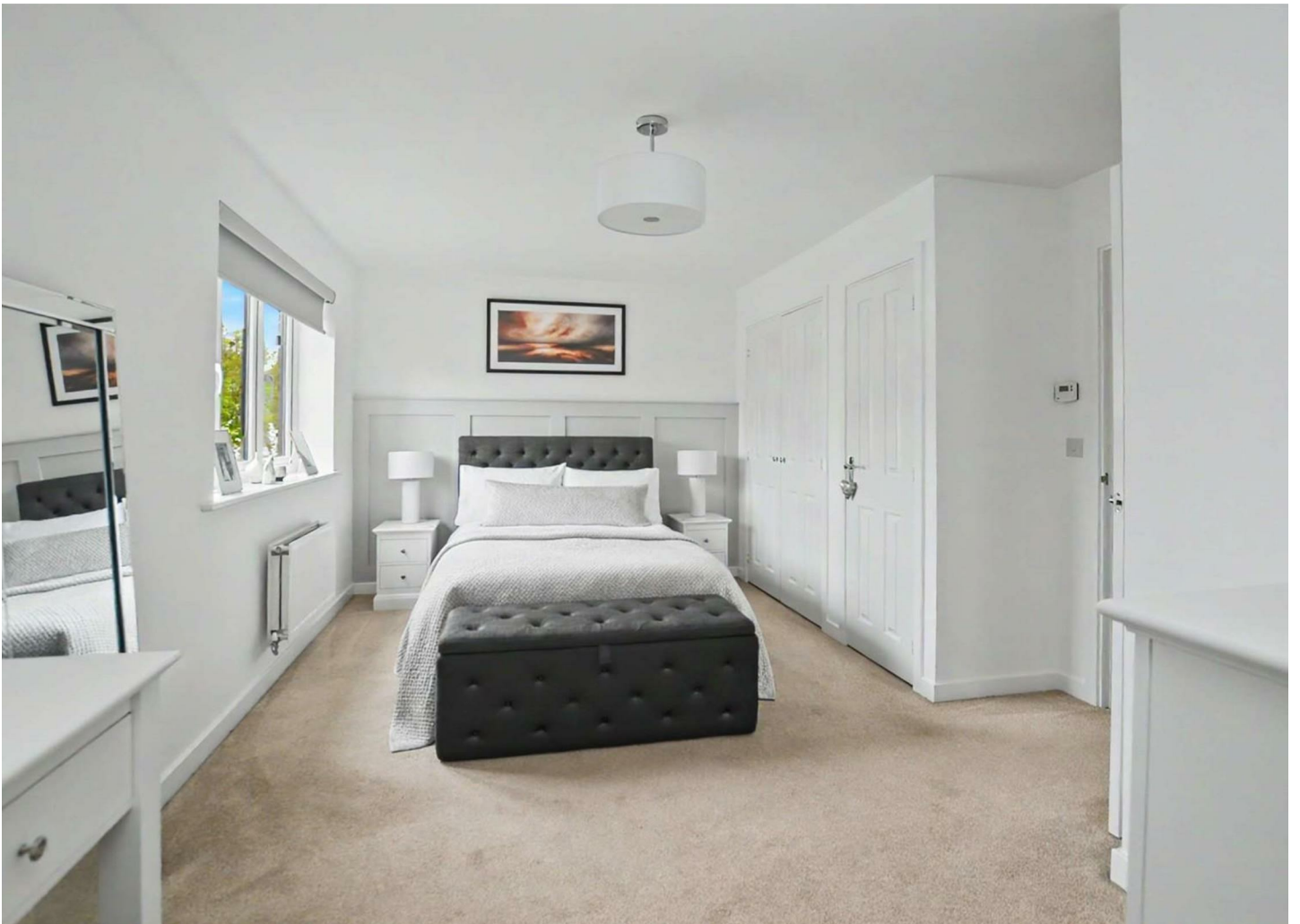
Electric roller door.

Rear Garden

Landscaped tiered garden, patio area, lawn area, lower patio area, hard standing for shed, borders with established plants, shrubs and trees, gated side access.

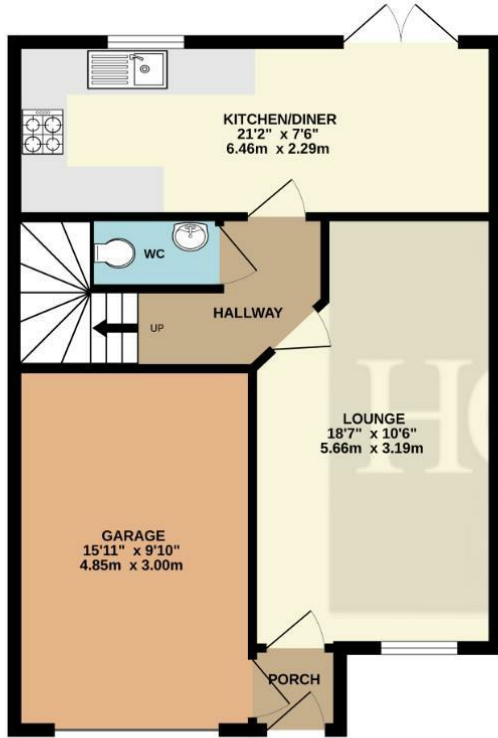
Agents Notes

Council Tax Band: D

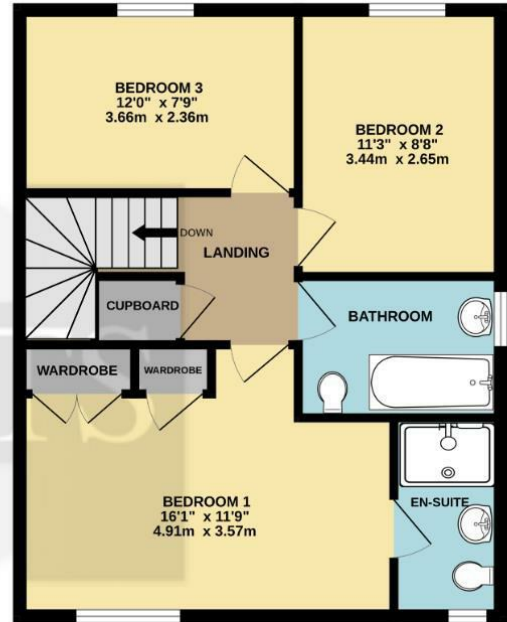




GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



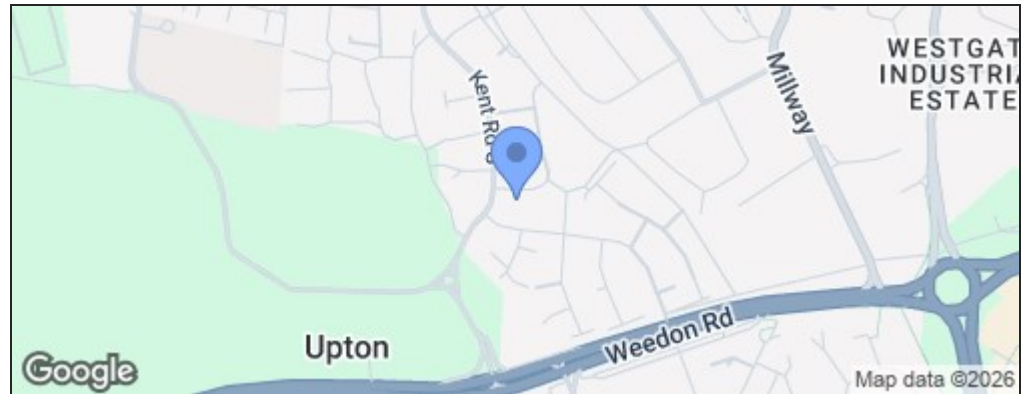
1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 1130 sq.ft. (105.0 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.
Made with Metropix ©2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	82
(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.