

**23 Black Cat Drive  
Upton  
NORTHAMPTON  
NN5 4EA**

**£310,000**



- **FOUR / FIVE BEDROOMS**
- **EN-SUITE TO MASTER**
- **NO ONWARD CHAIN**
- **CLOSE TO LOCAL AMENITIES**

- **THREE STOREY**
- **SECURE ALLOCATED PARKING**
- **GOOD TRANSPORT LINKS**
- **ENERGY RATING: C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A spacious family home set over three floors and within easy reach of Upton Country Park. Offered with no onward chain, the accommodation comprises of Entrance hall, cloakroom, lounge and a kitchen/diner to the ground floor with the master bedroom with en-suite, bedroom four and study/bedroom five to the 1st floor. To the 2nd floor are two further double bedrooms and a family bathroom. Outside there is an enclosed rear garden with gated access to the secure allocated parking space. Further benefits include double glazing and radiator heating.

## **Ground Floor**

### **Entrance Hall**

Stairs rising to first floor, wood flooring, under stairs storage cupboard, doors to:

### **Cloakroom**

Fitted with a two piece suite comprising low level W/C, wash hand basin, tiled splash back, extractor.

### **Lounge**

17'2" x 12'0" (5.24 x 3.66)

Double glazed window to rear aspect, french doors leading to rear garden, gas fire place with feature surround, wooden flooring, two radiators.

## **First Floor**

### **Landing**

Stairs rising to second floor, radiator, doors to bedrooms one, four and study.

### **Bedroom One**

17'2" x 12'0" (5.24 x 3.66)

Two double glazed windows to rear aspect, built in double wardrobe, door to:

### **En-suite**

Fitted with a three piece suite, low level W/C, pedestal sink, double shower cubicle with fitted shower over, tiled splash back, tiled flooring, extractor fan, electric shower point, radiator.

### **Bedroom Four**

9'5" x 8'6" (2.88 x 2.60)

Window to front aspect, radiator.

### **Study/Bedroom Five**

8'9" x 4'11" (2.68 x 1.50)

Double glazed window to front aspect.

## **Second Floor**

### **Landing**

Doors leading to bedroom two, three and bathroom.

### **Bedroom Two**

17'1" x 12'3" (5.22 x 3.74)

Two windows to rear aspect, two radiators.

### **Bedroom Three**

17'1" x 8'3" (5.22 x 2.54)

Two windows to front aspect, two radiators.

**Bathroom**

Fitted with a three piece suite comprising, low level W/C, pedestal sink, panel bath with mixer tap and shower over, tiled splash back, tiled flooring, electric shaver point, extractor fan, built in airing cupboard.

**Externally****Rear Garden**

Enclosed by timber fencing, gated rear access, laid mainly to patio, decorative plum slate.

**Agents Notes**

Local Authority: West Northamptonshire Council

Council Tax Band: D

Service charge: £128.75 for half the year

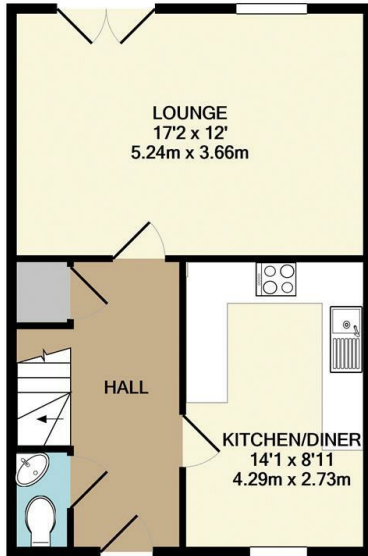
Estate Management: £322.00 for half the year



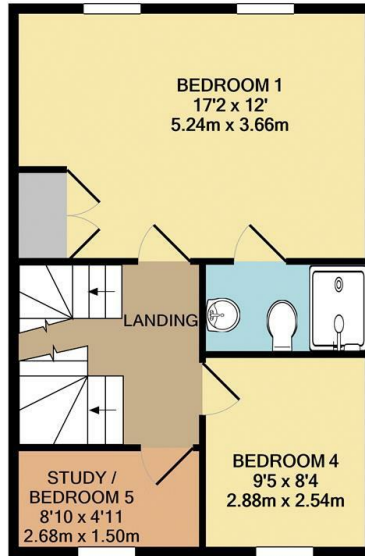




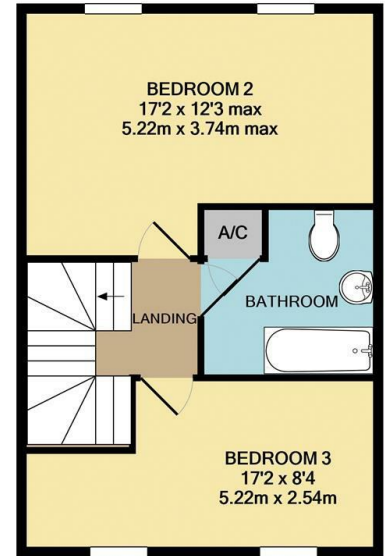




GROUND FLOOR  
APPROX. FLOOR  
AREA 445 SQ.FT.  
(41.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 445 SQ.FT.  
(41.3 SQ.M.)



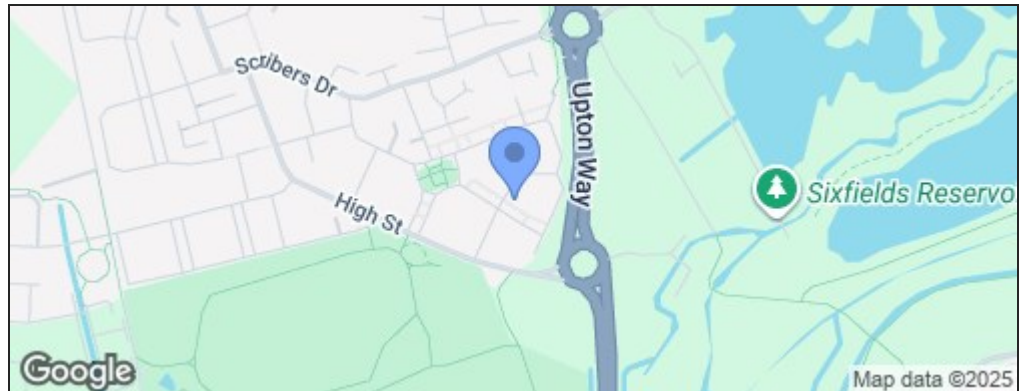
2ND FLOOR  
APPROX. FLOOR  
AREA 445 SQ.FT.  
(41.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1334 SQ.FT. (123.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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>                            |                            | <b>81</b> |
| (69-80) <b>C</b>                            | <b>72</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<br>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.