

## **Drywell Court, Standens Barn NN3 9TR**



**£186,000**

Offered to the market chain free is this spacious three bedroom home situated in the popular Standens Barn area of Northampton. The property offers well proportioned accommodation with a separate lounge and a modern kitchen fitted with a gas hob, electric oven and extractor fan opening into a generous dining area with sliding patio doors leading directly onto the rear garden. There is also a downstairs WC and useful storage off the hallway.

Upstairs are three bedrooms, including two doubles and a single with built-in wardrobes to the principal bedroom. The modern family bathroom is fitted with a three piece white suite including a bath with overhead shower.

Outside, the property benefits from a spacious rear garden with rear access while further features include gas radiator central heating. Conveniently located for local amenities, schools and shopping facilities with good access to the A45 and wider Northampton road network.

**Entrance Hall**





**Kitchen**  
17'7" x 11'1" narrowing too 9'2" (5.371 x 3.382 narrowing too 2.819)



**Lounge**  
15'1" 11'4" (4.620 3.477)



**Downstairs WC**

**Landing**





**Bedroom One**  
14'5" x 9'5" (4.399 x 2.875)



**Bedroom Two**  
11'4" x 9'10" (3.474 x 2.998 )



**Bedroom Three**  
11'3" x 6'6" (3.453 x 2)

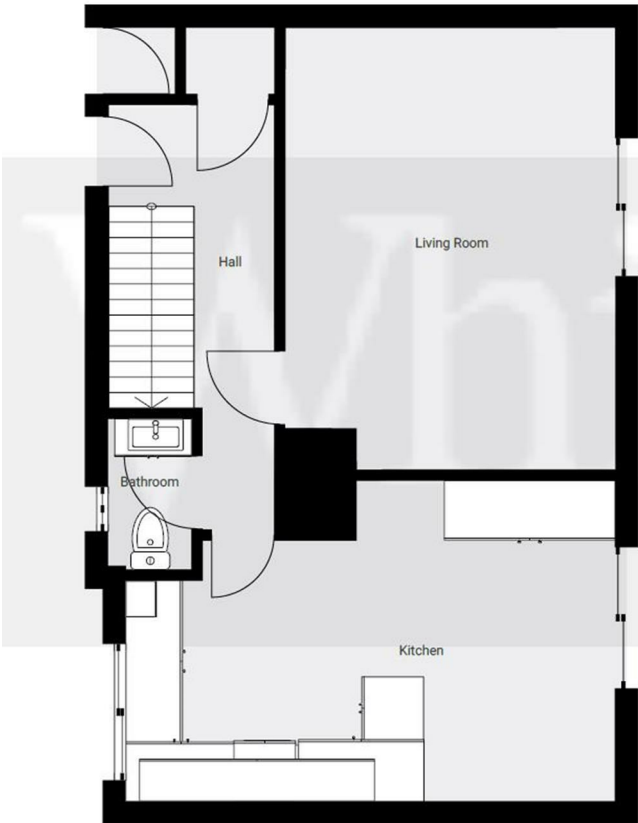


**Bathroom**  
5'10" x 6'4" (1.8 x 1.945)

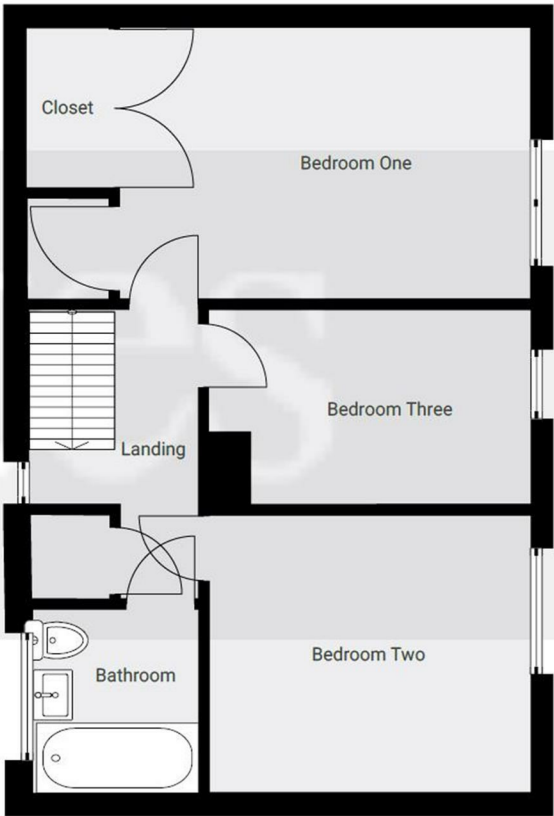


Rear Garden

▼ Ground Floor



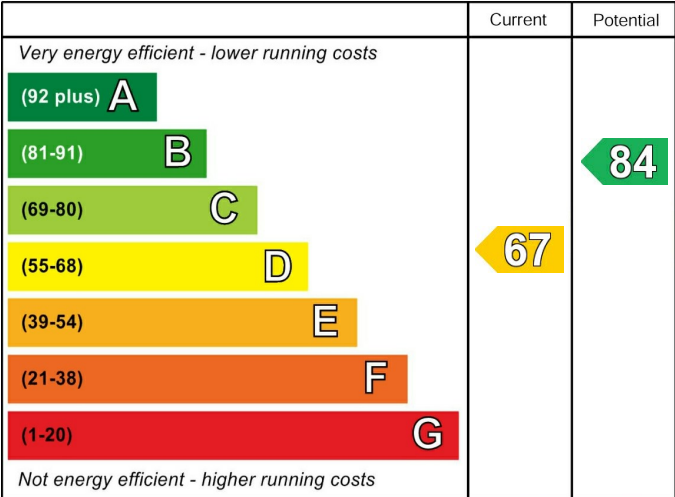
▼ 1st Floor



TOTAL FLOOR AREA: APPROX. 87 SQUARE METERS

Please Note this floor plan is for illustrative purposes only. All measurements are approximate and no responsibility is taken for error.

Energy Efficiency Rating

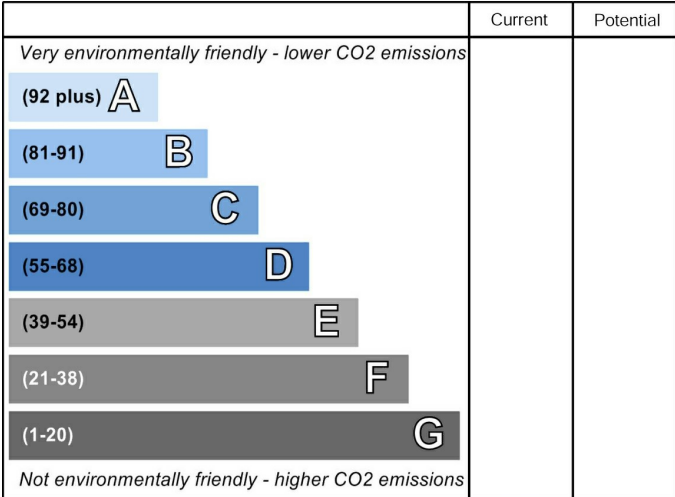


England & Wales

EU Directive  
2002/91/EC



Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive  
2002/91/EC

