

**35 Fullingdale Road**

**NORTHAMPTON  
NN3 2PZ**

**£265,000**



- SEMI DETACHED
- UPVC DOUBLE GLAZING
- LARGE REAR GARDEN

- THREE BEDROOMS
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING: TBC

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A mature, extended, three bedroom semi detached property situated in The Headlands area of Northampton. The property comprises entrance hall, cloakroom/utility room, lounge, study, kitchen/dining room, three bedrooms and bathroom. Additional benefits include UPVC double glazing, off road parking and large rear garden.

## **Ground Floor**

### **Entrance Hall**

Stairs leading to first floor, under stairs storage cupboard, UPVC double glazed window to side, UPVC double glazed door to side, door to:

### **Lounge**

13'11" x 11'5" (4.26 x 3.50)

Strip wood flooring, feature fireplace, slimline line electric heater, door to:

### **Study**

11'5" x 8'7" (3.49 x 2.62)

Strip wood flooring, UPVC double glazed bay window to front.

### **Kitchen/Dining Room**

16'10" x 12'4" (5.15 x 3.76)

Comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, space for range cooker, plumbing for dishwasher, two UPVC double glazed windows to rear.

### **Cloakroom/Utility Room**

Plumbing for washing machine, space for dryer, low level WC, hand wash basin, UPVC double glazed window to side.

## **First Floor**

### **Landing**

Access to loft, UPVC double glazed window to side, doors to:

### **Bedroom One**

10'1" x 13'4" into bay (3.08 x 4.07 into bay)

Strip wood flooring, UPVC double glazed bay window to front.

### **Bedroom Two**

9'5" x 11'8" (2.89 x 3.57)

Strip wood flooring, UPVC double glazed window to rear.

### **Bedroom Three**

8'3" x 6'11" (2.54 x 2.13)

UPVC double glazed window to front.

### **Bathroom**

Suite comprising bath unit with shower unit above, hand wash basin, low level WC, tiled splash areas, UPVC double glazed window to rear.

## **Externally**

### **Front Garden**

Mainly block paved for off road parking for two cars.

**Rear Garden**

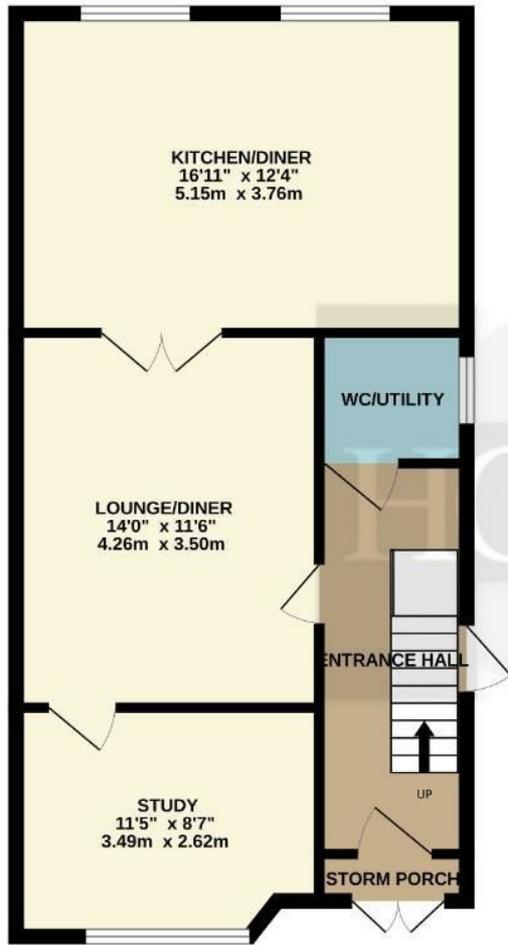
Paved patio area leading to lawn, flower and shrub borders, timber shed.

**Agents Notes**

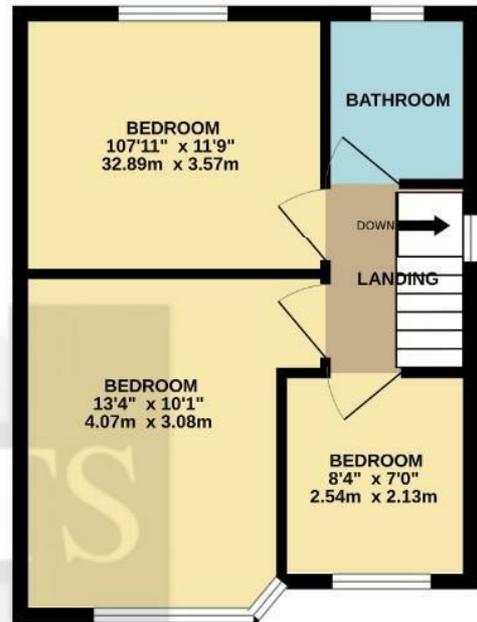
Council Tax Band: C



GROUND FLOOR



1ST FLOOR



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	



**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.