

**8 Downy Drive
Pineham
NORTHAMPTON
NN4 9FB**

£325,000



- **DETACHED**
- **MASTER WITH EN SUITE**
- **GAS TO RADIATOR HEATING**
- **OFF ROAD PARKING**
- **THREE BEDROOM**
- **UPVC DOUBLE GLAZING**
- **GARDENS TO FRONT AND REAR**
- **ENERGY EFFICIENCY RATING: TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A modern, three bedroom, detached property situated in the recently constructed village of Pineham Locks. The accommodation comprises in brief: entrance hall, cloakroom, lounge, kitchen/dining room, master bedrooms with en suite, two further bedrooms and family bathroom. Additional benefits include UPVC double glazing, gas to radiator heating, gardens to rear, driveway and off road parking.

Ground Floor

Entrance Hall

Radiator, laminate flooring, stairs leading to first floor landing, doors to:

Cloakroom

Suite comprising low level WC, hand wash basin, tiled splash areas, radiator, UPVC double glazed window to front.

Lounge

10'11" x 11'9" (3.33 x 3.59)

Radiator, two UPVC double glazed windows to side, UPVC double glazed French doors to rear garden.

Kitchen/Dining Room

15'7" x 11'11" (4.76 x 3.64)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, built in hob with extractor fan above, electric oven, fitted dishwasher and fridge/freezer, vinyl flooring, two UPVC double glazed windows to front, UPVC double glazed French doors to rear garden.

First Floor

Landing

UPVC double glazed windows to front and rear, access to loft, built in storage cupboard, doors to:

Bedroom One

14'11" x 11'10" (4.55 x 3.63)

Radiator, built in wardrobe, UPVC double glazed windows to front and rear, door to:

En Suite

Suite comprising large walk in shower cubicle with shower unit above, low level WC, hand wash basin, radiator, UPVC double glazed window to front.

Bedroom Two

11'9" x 8'6" (3.60 x 2.61)

Fitted wardrobe, radiator, UPVC double glazed window to side.

Bedroom Three

7'4" x 8'7" (2.26 x 2.64)

Radiator, UPVC double glazed window to side.

Bathroom

Suite comprising bath unit, hand wash basin, low level WC, radiator, UPVC double glazed window to front.

Externally

Front Garden

Surrounded by privet hedge, flower and shrub borders, mature plants, tarmac driveway to the side providing off road parking.

Rear Garden

Paved patio area leading to area laid with artificial lawn, surrounded by timber fencing, timber shed, gated side access.

Agents Notes

Council Tax Band: D

Tenure/Charges: Freehold - Around £211 per year maintenance fee

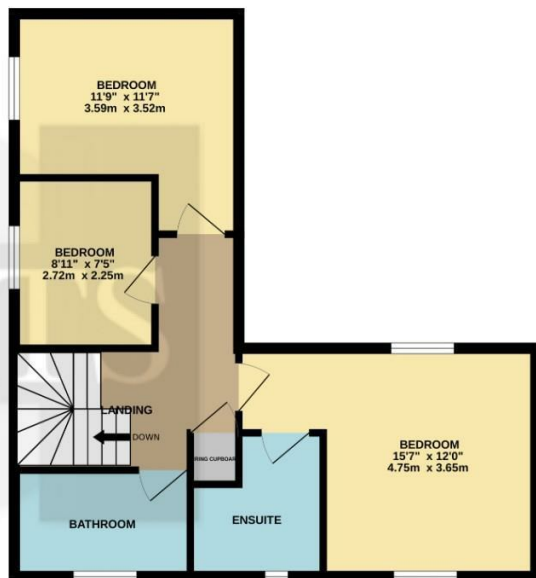




GROUND FLOOR
533 sq.ft. (49.6 sq.m.) approx.

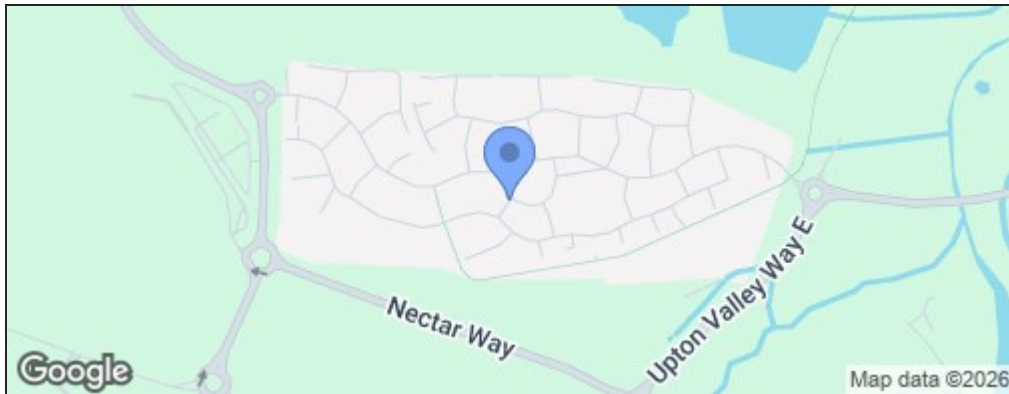


1ST FLOOR
533 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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) A		
(81-91) B		
(69-80) C		
(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.