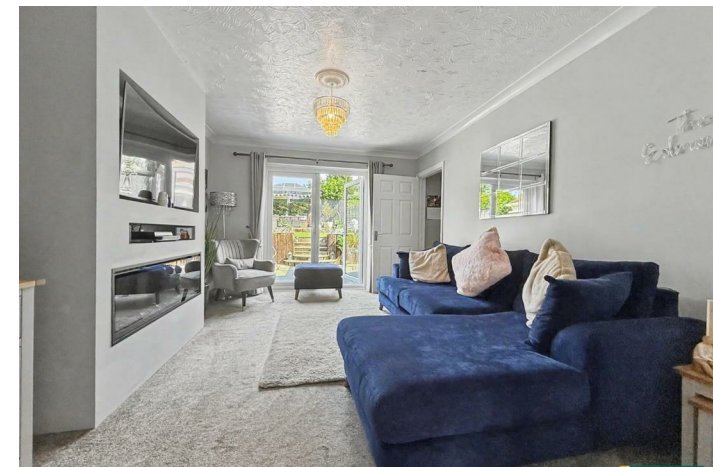




## 25 FARMERS CLOSE NORTHAMPTON, NN4 6HS

**£400,000**  
**FREEHOLD**

Stonhills are pleased to offer this well presented three double bedroom detached family home situated in a quiet cul-de-sac in the popular village of Wootton. The accommodation comprises entrance hall, WC, lounge, kitchen/dining room, three double bedrooms and a family bathroom. The garage has been converted into a gym/home office with direct access from the house. Outside there is a landscaped rear garden and off road parking. Conveniently located close to local amenities, schools, Northampton train station and offering excellent access to the A45 and M1 motorway. Viewing is highly recommended.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| 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<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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