

**44 Willow View
Kislingbury
NORTHAMPTON
NN7 4AT**

£265,000



- NO ONWARD CHAIN
- TWO BEDROOMS
- LOUNGE DINER
- BACKING ON TO PADDOCKS
- VILLAGE LOCATION

- SEMI DETACHED HOUSE
- EN-SUITE W.C.
- ENCLOSED REAR GARDEN
- DRIVEWAY WITH CARPORT
- ENERGY RATING: D

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PERSONAL • PROFESSIONAL • PROACTIVE

Offered for sale with no onward chain and located in a sought-after village, this property provides well-planned accommodation throughout. The ground floor features an entrance hall, a spacious lounge/diner, kitchen, wet room with a utility area, and a lean-to conservatory. Upstairs, there are two bedrooms, with the principal bedroom benefiting from an en-suite W.C. Externally, the property enjoys gardens to both the front and rear, along with a driveway and carport providing off-road parking. Additional advantages include double glazing and gas central heating.

Ground Floor

Entrance Hall

Enter via timber door, built in storage cupboard, glass panel door leading to lounge/diner.

Lounge/Diner

33'5" x 10'2" (10.19 x 3.12)

Lounge

Windows to front aspect, gas fireplace with feature surround, opening to vestibule area, door to kitchen and door to wet room/utility room.

Diner

Sliding patio doors leading to conservatory, stairs rising to first floor.

Kitchen

11'6" x 9'0" (3.51 x 2.75)

Fitted with a range of wall and base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, space for electric cooker, built in breakfast bar, space for fridge, tiled splashbacks, side door leading to driveway, sliding patio doors leading to conservatory.

Conservatory

6'4" x 19'1" (1.94 x 5.82)

Brick based with windows and glass panelled door to rear garden.

Wet Room/Utility Room

Fitted with a two piece suite comprising low level WC, pedestal sink, walk in shower area with electric shower over, tiled splash backs, two obscured windows to side aspect. Utility area has space and plumbing for washing machine, two built in storage cupboards, extractor fan.

First Floor

Landing

Doors to bedrooms.

Bedroom One

13'0" x 8'11" (3.98 x 2.73)

Dual aspect windows to side and rear, built in wardrobe, door to en suite.

En Suite

Fitted with a three piece suite comprising low level WC, pedestal sink and bidet.

Bedroom Two

16'11" x 9'1" max (5.17 x 2.77 max)

Window to front aspect, door to eaves storage.

Externally

Front Garden

Laid mainly to lawn with various plant borders, driveway for off road parking leading to car port.

Rear Garden

Laid to patio and lawn, enclosed by hedges and timber fencing, various borders and rockery with plants and shrubs, access to storage shed.

Store

10'1" x 8'11" (3.09 x 2.72)

Brick built store. Door to driveway. Door to rear garden. Window to rear aspect.

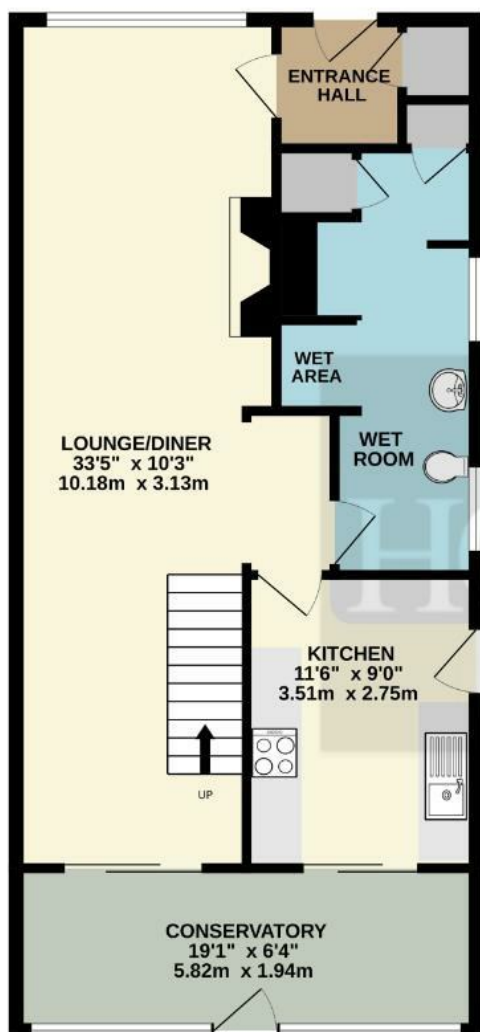
Agents Notes

Council Tax Band: B

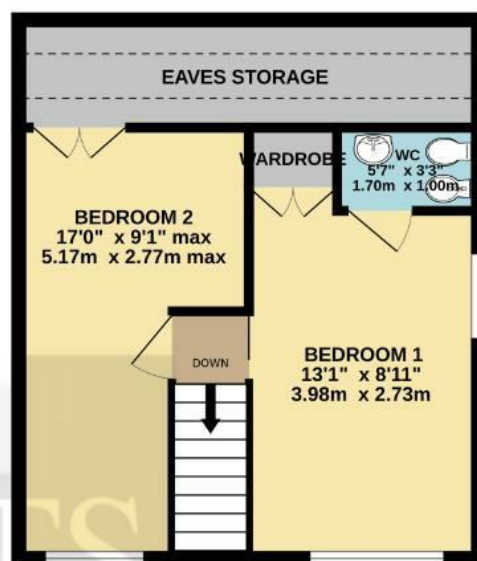




GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.

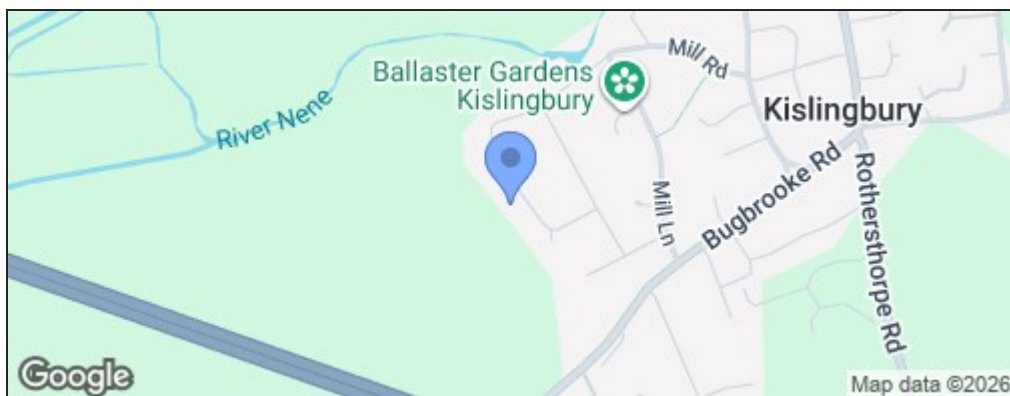


TOTAL FLOOR AREA : 1090 sq.ft. (101.3 sq.m.) approx.

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	
		72
	58	



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.