

**33 Willow View  
Kislingbury  
NORTHAMPTON  
NN7 4AU**

**Offers Over £325,000**



- **THREE/FOUR BEDROOMS**
- **EXTENDED TO REAR**
- **REFITTED KITCHEN**
- **ENCLOSED REAR GARDEN**
- **CAMPION SCHOOL CATCHMENT**

- **TWO/THREE RECEPTION ROOMS**
- **DOWNSTAIRS CLOAKROOM**
- **OFF ROAD PARKING**
- **GAS RADIATOR HEATING**
- **ENERGY RATING: TBC**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

This well-presented and extended family home offers versatile and spacious accommodation, complemented by a generous rear garden and off-road parking.

The accommodation comprises an entrance hall, a spacious open-plan lounge, dining room with French doors opening to the rear garden and a fitted kitchen with integrated appliances. The ground floor also benefits from a family room / fourth bedroom.

To the first floor are three further bedrooms and a family bathroom fitted with a white suite and shower over the bath.

Outside, the property enjoys an enclosed rear garden, predominantly laid to lawn, with a paved patio adjoining the house. To the far end is a further outdoor entertaining area incorporating decking, a covered seating area and artificial lawn. A garden shed provides useful additional storage.

To the front, a gravelled driveway provides off-road parking,

Further benefits include uPVC double glazing and gas radiator central heating.

## **Ground Floor**

### **Entrance Hall**

Enter via double glazed door, window to front aspect, doors to cloakroom, family room/bedroom four, kitchen and lounge, stairs rising to first floor.

### **Cloakroom**

Fitted with a two piece suite comprising low level WC, sink, window to front aspect.

### **Kitchen**

12'5" max x 12'4" max (3.79 max x 3.77 max)

Refitted with a range of wall and base units with work surfaces over, stainless sink and drainer unit with mixer tap over, tiled splash backs, tiled flooring, built in electric oven, fitted gas hob with extractor over, built in dishwasher, space and plumbing for washing machine, space for condenser dryer, built in fridge/freezer, window to side aspect, obscure double glazed door to side.

### **Family Room/Bedroom Four**

7'2" x 14'8" (2.2 x 4.48)

Window to front aspect.

### **Lounge**

23'10" x 11'4" max (7.28 x 3.46 max)

Window to rear aspect, sliding patio doors to rear garden, door to dining room.

### **Dining Room**

10'6" x 9'1" (3.21 x 2.77)

(currently used as a 5th bedroom) French doors leading to rear garden.

## **First Floor**

### **Landing**

Doors to all rooms, door to storage cupboard.

**Bedroom One**

10'11" x 11'8" max (3.33 x 3.57 max)

Window to front aspect, built in storage cupboard.

**Bedroom Two**

10'11" x 8'9" max (3.33 x 2.69 max)

Window to rear aspect, built in storage cupboard.

**Bedroom Three**

6'3" x 12'0" (1.93 x 3.67)

Window to front aspect.

**Bathroom**

Refitted with a three piece suite comprising low level WC, pedestal with mounted sink, panelled bath with shower over, tiled splash backs, obscured window to side aspect.

**Externally****Front Garden**

Laid mainly to gravel, path to front door, off road parking for two vehicles.

**Rear Garden**

Laid mainly to patio and lawn, gated side aspect, hard standing for shed, enclosed by timber fencing, decked area.

**Agents Notes**

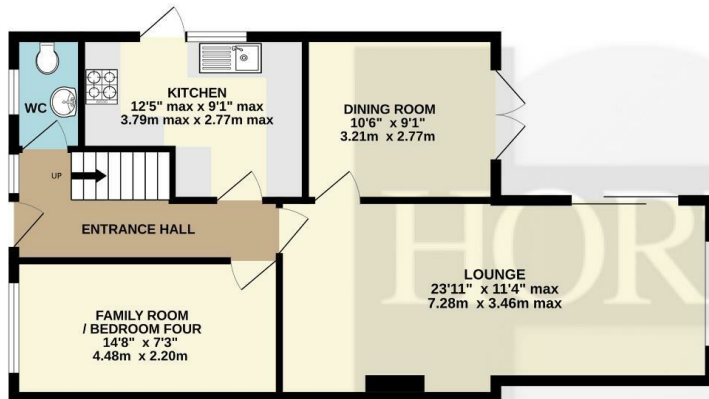
Council Tax Band: C

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.

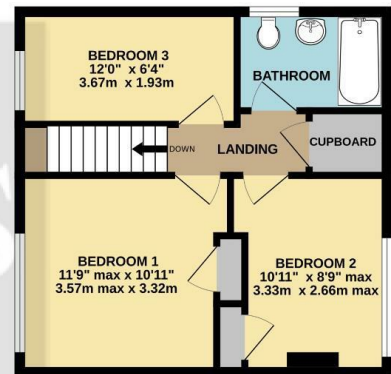




GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



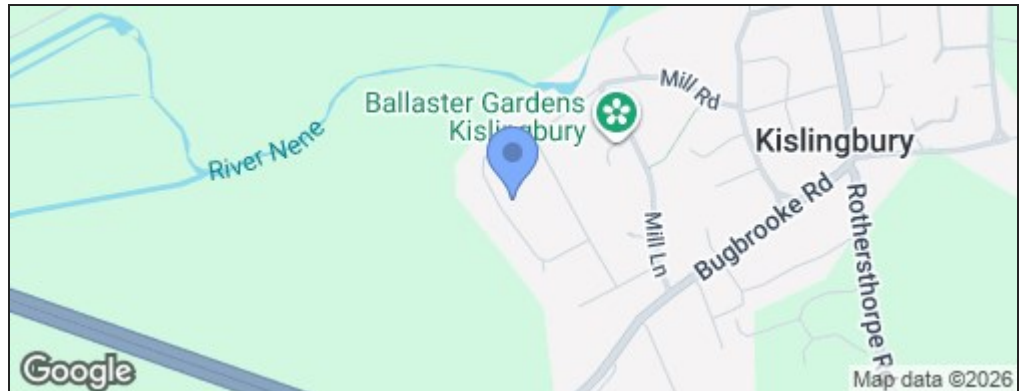
TOTAL FLOOR AREA : 1052 sq.ft. (97.7 sq.m.) approx.

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 |
|----------------------------------------------------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (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>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <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 firms employment has the authority to make or give any representation or warranty in respect of the property.