

**27 Langsett Close  
Weston Favell  
NORTHAMPTON  
NN3 9SG**

**£299,995**



- MID TERRACE
- MASTER WITH EN SUITE
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- LARGE CONSERVATORY

- THREE BEDROOMS
- GAS TO RADIATOR HEATING
- INTEGRAL GARAGE
- NO CHAIN
- ENERGY EFFICIENCY RATING: C

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Welcome to this beautifully presented mid-terrace house located on Langsett Close in the desirable area of Weston Favell, Northampton. This modern property offers a perfect blend of comfort and style, making it an ideal family home.

As you enter, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The large conservatory is a standout feature, allowing natural light to flood the home and offering a lovely space to enjoy the garden views throughout the year.

The property boasts three well-proportioned bedrooms, including a master suite with the added convenience of an en suite bathroom. This thoughtful layout ensures privacy and comfort for all family members.

For those with vehicles, the property offers parking for up to three cars, a rare find in this area. The house is equipped with UPVC double glazing, ensuring energy efficiency and a peaceful living environment.

With no onward chain, this home is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to upsize, this property is a fantastic opportunity not to be missed. Come and see for yourself the charm and convenience this home has to offer in the heart of Weston Favell.

## **Ground Floor**

### **Entrance Hall**

Laminate flooring, doors to:

### **Cloakroom**

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

### **Lounge**

16'10" into bay x 13'8" (5.14 into bay x 4.18)

Laminate flooring, radiator, stairs leading to first floor, UPVC double glazed box bay window to front.

### **Kitchen/Dining Room**

13'7" x 8'0" (4.16 x 2.44)

Modern fitted kitchen comprising sink unit with base cupboard under, a range of floor standing cupboards with work tops above, eye level cupboards, fitted gas hob with extractor fan above, fitted electric oven, plumbing for washing machine and dishwasher, laminate flooring, radiator, UPVC double glazed window and door to rear.

### **Conservatory**

12'5" x 10'9" (3.81 x 3.29)

UPVC constructed over brick built dwarf wall, radiator, UPVC double glazed windows to all sides, UPVC double glazed French doors to rear garden.

## **First Floor**

### **Landing**

Loft access, cupboard housing gas fired boiler, doors to:

**Bedroom One**

11'9" x 10'3" (3.59 x 3.14)

Radiator, laminate flooring, UPVC double glazed window to rear, door to:

**En Suite**

Suite comprising tiled shower cubicle with shower unit above, hand wash basin, laminate flooring, radiator, UPVC double glazed window to front.

**Bedroom Two**

16'8" x 7'7" (5.10 x 2.33)

Radiator, laminate flooring, UPVC double glazed windows to side and rear.

**Bedroom Three**

11'6" x 6'10" (3.51 x 2.10)

Radiator, laminate flooring, UPVC double glazed window to rear.

**Bathroom**

Suite comprising bath unit, hand wash basin, low level WC, heated towel rail, tiled splash areas, UPVC double glazed window to rear.

**Externally****Front Garden**

Mainly block paved providing off road parking.

**Garage**

Integral garage, power and light connected, UPVC door to rear garden.

**Rear Garden**

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

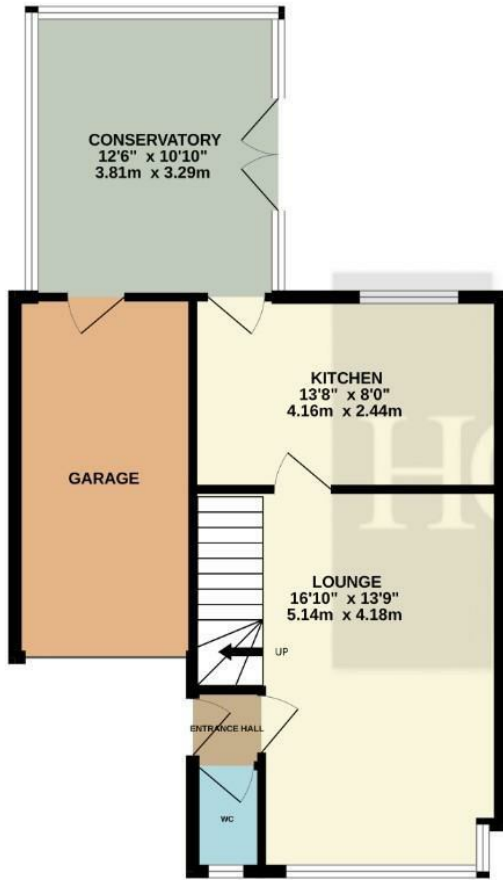
**Agents Notes**

Council Tax Band: C

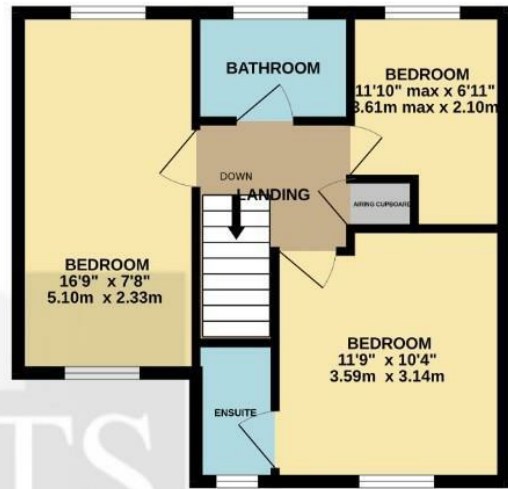




GROUND FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



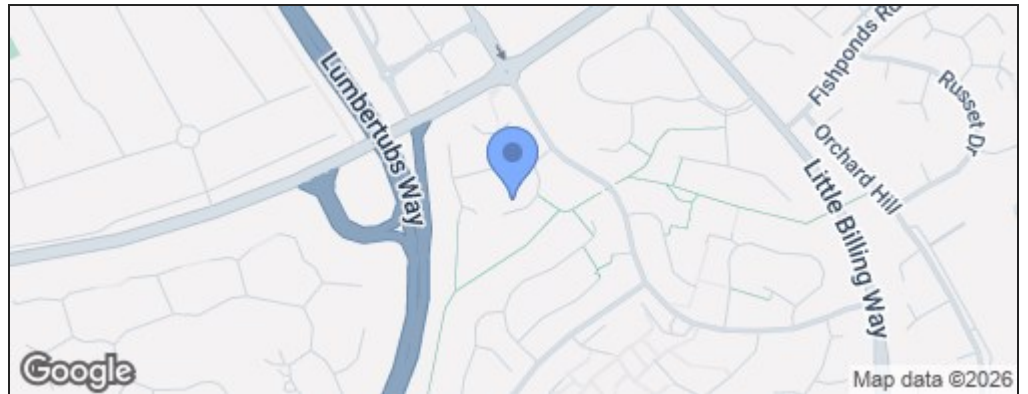
1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.1 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			85
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.