



Connells

Swale Drive  
Northampton



### Property Description

Set in a cul-de-sac and offered with NO UPWARD CHAIN is this spacious three bedroom house set within close proximity to local schools and amenities.

The property in brief comprises entrance hall, lounge, kitchen/dining room. To the first floor there are three good size bedrooms, the family bathroom and a separate cloakroom.

Outside there is a lawned garden to the front and steps along with a convenient sloped access to the front door. To the rear is a well kept lawned garden with flower and shrub borders along with retaining timber fencing.

### Entrance Hall

UPVC door to the front elevation with further doors leading off to the lounge and kitchen/dining room. Stairs rise to the first floor landing.

### Lounge

UPVC double glazed window to the front elevation and UPVC double glazed patio doors to the rear elevation leading out to the rear garden. Fitted shelving, tiled hearth and gas fire fitted.

### Kitchen/ Dining Room

Fitted kitchen with a range of wall and base level units. Stainless steel sink and drainer set into work surfaces and tiled to splash back areas. Space for upright fridge/freezer, UPVC double glazed window to the rear elevation and UPVC door leading out to the rear garden. Further UPVC door to the front elevation.

### First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three bedrooms, the family bathroom

and cloakroom. Access to the loft space.

### Bedroom One

UPVC double glazed window to the front elevation and space for free standing bedroom furniture.

### Bedroom Two

UPVC double glazed window to the front elevation. Built-in storage cupboards and space for free standing bedroom furniture.

### Bedroom Three

UPVC double glazed window to the rear elevation and built-in storage cupboard.

### Family Bathroom

Suite comprising panelled bath with shower over and wash hand basin set into a vanity unit with storage below. Fully tiled walls and UPVC opaque double glazed window to the rear elevation.

### Cloakroom

Low level flush w.c and UPVC opaque double glazed window to the rear elevation.

### Outside

### Front Garden

Mainly laid to lawn with a raised flower planter and steps with hand rail and flower borders either side, leading to the front door with the benefit of sloped

access as well.

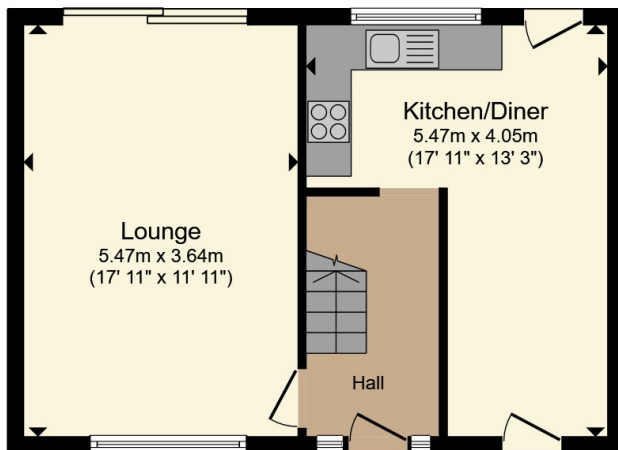
## Rear Garden

A beautifully maintained rear garden with patio area which is ideal for entertaining, with steps leading to the lawned area with flower and shrub borders. Retaining timber fencing.

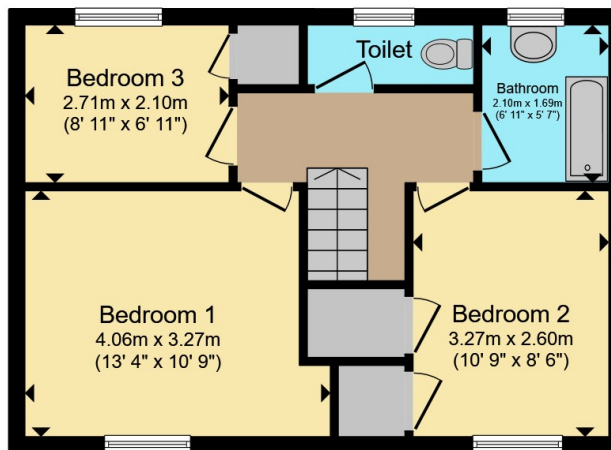
## Council Tax Band

A





**Ground Floor**



**First Floor**

Total floor area 84.7 m<sup>2</sup> (911 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: Council Tax  
Awaited Band: A

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Tenure: Freehold



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