23 Old Barn Court
Lings
NORTHAMPTON
NN3 8LJ

£210,000

- THREE BEDROOMS
- REFITTED KITCHEN
- RADIATOR HEATING
- COMMUNAL OFF ROAD PARKING
- NO UPPER CHAIN
- DOUBLE GLAZING
- DOWNSTAIRS SHOWER ROOM
- ENERGY PERFORMANCE RATING: C

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PERSONAL • PROFESSIONAL • PROACTIVE

A modern mid terrace, three bedroom home in Lings, near to the Weston Favell Shopping Centre. The accommodation comprises: an entrance porch, hallway, lounge/diner, fitted kitchen and a shower/cloakroom on the ground floor, with three double bedrooms and a family bathroom on the first floor. Outside there are gardens to the front and rear with communal parking in bays to the front of the property. Benefits include uPVC double glazing, gas fired radiator heating, vacant possession and no upper chain. This would make a superb first home or long term rental investment opportunity.

Ground Floor

Entrance Porch
Entered via a double glazed door, uPVC double glazed windows to the front and side elevations.

Entrance Hall
Stairs to the first floor landing, doors to the ground floor rooms, radiator, under stairs storage area.

Lounge/Diner
21'8 x 11'6 (6.60m x 3.51m)
Double glazed window to the front elevation, sliding patio doors to the rear garden, two radiators, laminate flooring, television point, doorway to the kitchen.

Kitchen
9'10 x 9'5 (3.00m x 2.87m)
Fitted with a range of wall and base level units with roll edge work surfaces over, inset stainless steel sink drainer unit. integrated electric oven and gas hob with an extractor hood over, plumbing for a washing machine, space for an upright fridge freezer and an electric tumble drier, tiled flooring, tiled walls to splash back areas, double glazed window to the rear elevation.

Cloak/Shower Room
Fitted with a walk-in shower, low level W.C. and a wash basin, tiled walls, double glazed window to the front elevation.

First Floor

Landing
Doors to the first floor rooms, loft access hatch, airing cupboard housing a hot water tank.

Bedroom One
11'6 x 11'6 (3.51m x 3.51m)
Double glazed window to the rear elevation, radiator.

Bedroom Two
11'6 x 9'9 (3.51m x 2.97m)
Double glazed window to the front elevation, radiator.

Bedroom Three
9'9 x 9'6 (2.97m x 2.90m)
Double glazed window to the rear elevation, radiator, laminate flooring.

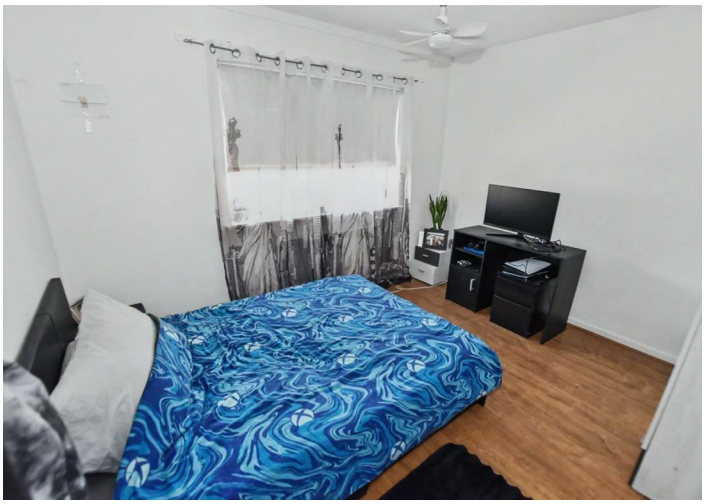
Bathroom
Fitted with a suite comprising a panelled bath with a shower over, pedestal sink, low level W.C. and wash basin, radiator, tiling to splash back areas, double glazed window to the front elevation.

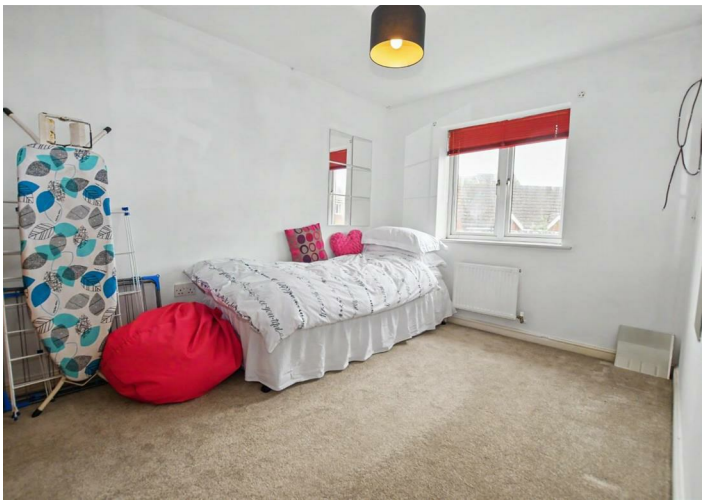
Outside

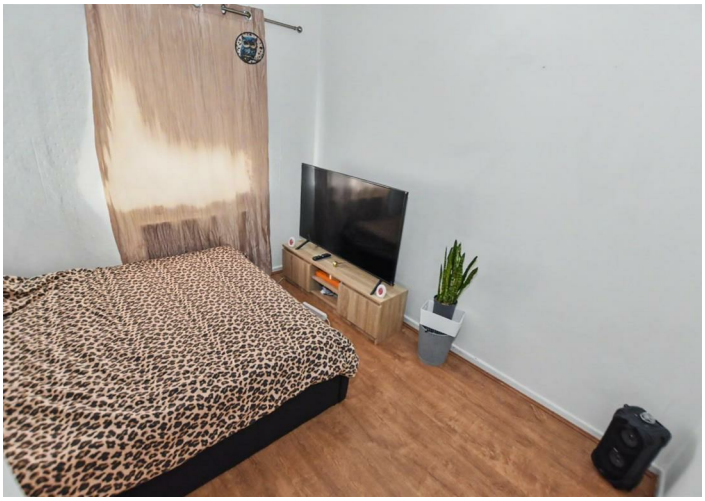
Front Garden
Laid mainly to lawn with a path to the front door, enclosed flower beds and enclosed by a picket fence.

Rear Garden
Laid mainly to lawn, paved patio area, gated rear access, hard standing for a garden shed.

Agents Notes:
Council Tax Band: A
Energy Performance Rating: C

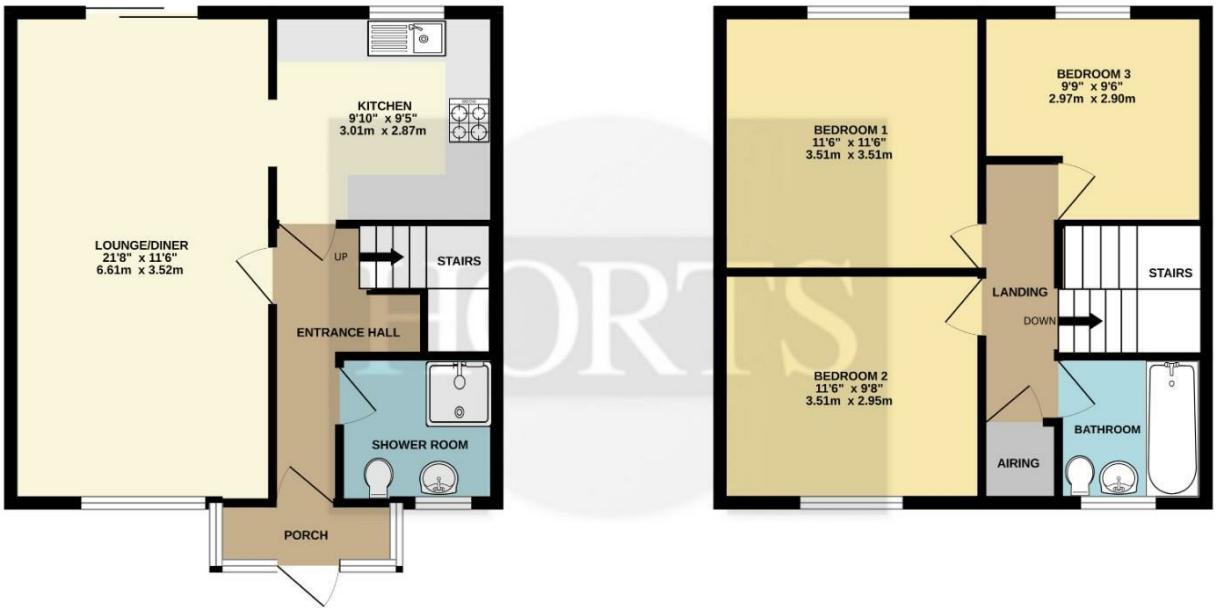






GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.

1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.3 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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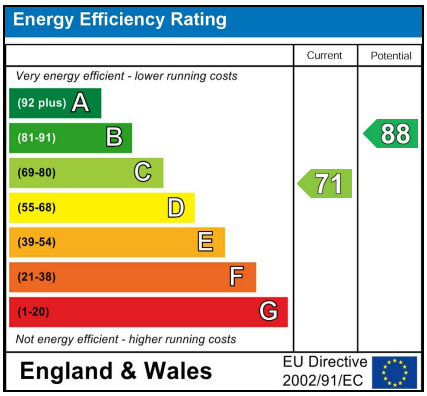

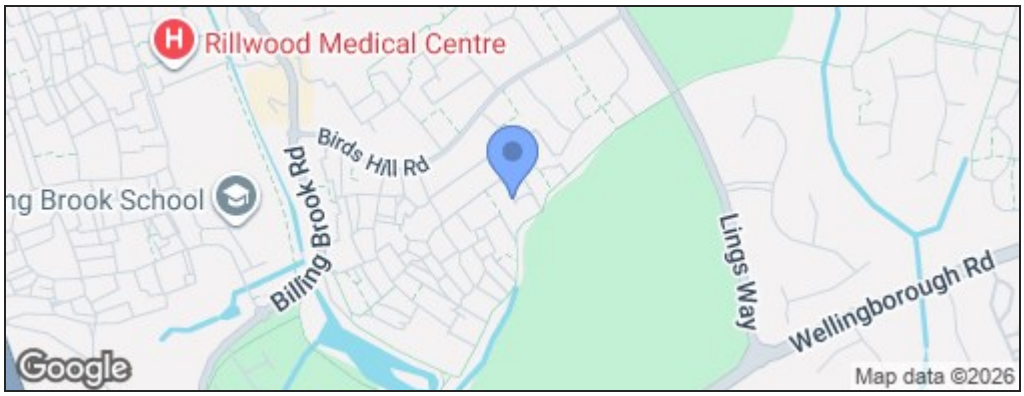

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