



**East End**

Scaldwell, Northamptonshire

**oriordanbond**  
SALES & LETTINGS





## East End

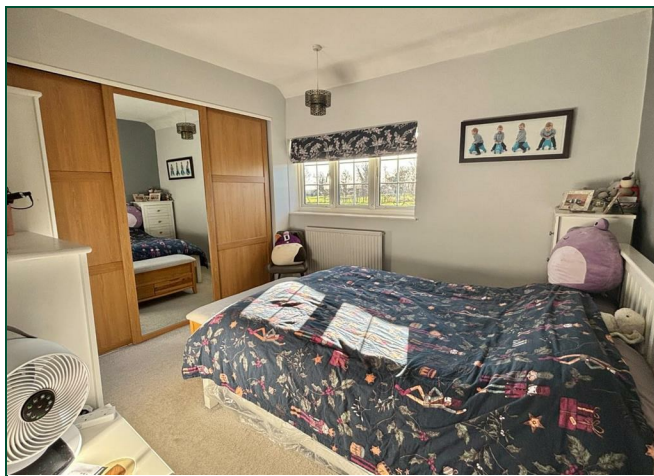
Scaldwell  
NN6 9LB

Guide Price  
£325,000

A beautifully presented three bedroom semi-detached house, situated on a generous size south facing plot, adjacent to playing fields, in a quiet no-through road in the sought after village of Scaldwell. The property has gas radiator heating with a modern boiler, new facias, soffits and consumer unit installed within the last 2 years and off road parking with EV charger.

The accommodation comprises entrance porch, sitting room, re-fitted kitchen/dining/family room with integrated fridge/freezer, space for a Rangemaster cooker and sliding doors to the rear garden, a 15ft utility/boot room with floor to ceiling cupboards providing ample storage and work top with sink and space for washing machine and tumble drier, a shower room, first floor landing giving access to the master bedroom with fitted wardrobes, further double bedroom, a single bedroom and family bathroom. Outside is a 70ft front garden with off road parking, side pedestrian access to the private south facing landscaped rear garden with patio, two timber sheds and the remainder being laid to lawn with gate onto the park. (A/1051/M)

- Beautifully presented three bedroom semi-detached house
- Re-fitted kitchen/dining/family room
- Large utility/boot room and ground floor shower room
- Private south facing garden backing onto park
- Off road parking with EV charger
- Quiet village location located on a no-through road

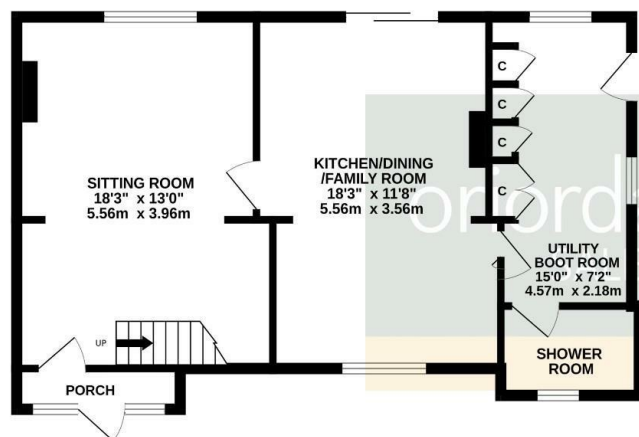




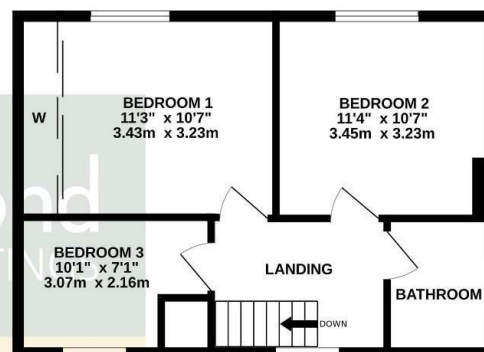




GROUND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1051 sq.ft. (97.6 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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### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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