15 Meldon Close
East Hunsbury
NORTHAMPTON
NN4 0FJ

£400,000









- ENERGY EFFICIENCY RATING : TBC
- FOUR BEDROOMS
- DOWNSTAIRS WC
- IMMACULATE CONDITION
- GARAGE
- MODERN DETACHED
- OPEN KITCHEN / DINER
- EN-SUITE TO MASTER
- OFF ROAD PARKING
- NO UPPER CHAIN

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk

PERSONAL • PROFESSIONAL • PROACTIVE

A spacious four bedroom detached property in the heart of East Hunsbury, offered in immaculate condition including an open plan kitchen/diner with granite worksurfaces, and is sold with no upper chain. With accommodation comprising in brief; entrance hall, lounge, open plan kitchen/diner, and downstairs wc to the ground floor. To the first floor are four bedrooms, with en-suite to master, and a family bathroom. Externally to the front there is a driveway offering off road parking for several vehicles and an EV charger, and a landscaped garden to the rear. The property also benefits from double glazing, gas central heating, and a garage.

Ground Floor

Entrance Hall
Enter via UPVC door, double glazed window to side aspect, stairs rising to first floor landing, wooden laminate flooring, radiator.

Downstairs WC
Obscure double glazed window to side aspect, low level wc, pedestal wash hand basin, wooden laminate flooring, radiator.

Lounge
15'9" x 11'8" (4.81m x 3.57m)
UPVC window to front aspect, wooden laminate flooring, feature fireplace with built in log burner, radiator.

Kitchen/Diner
17'11" x 15'1" reducing to 12'11" (5.48m x 4.62m reducing to 3.95m)
UPVC window and French doors to rear aspect, UPVC door to side aspect, a range of wall and base units with granite work surfaces, cupboard housing boiler, inset sink with boiling hot water tap, integrated appliances to include double oven, microwave, hob with wok burner, dishwasher, spaces for further appliances, 'Brampton Chase' herringbone LVT flooring, two radiators.

First Floor

Landing
Double glazed window to side aspect, loft access, cupboard housing recently fitted pressurised hot water tank.

Bedroom One
13'2" x 8'8" (4.02m x 2.66m)
UPVC window to front aspect, radiator.

En-Suite
8'8" x 3'3" (2.66 x 1.01)
Obscure double glazed window to side aspect, tiled shower cubicle, low level wc, pedestal wash hand basin, ceramic tiled flooring, radiator.

Bedroom Two
10'2" x 8'8" (3.10m x 2.66m)
UPVC window to rear aspect, fitted double wardrobe, radiator.

Bedroom Three
10'2" x 8'11" (3.12m x 2.74m)
UPVC window to front aspect, bulkhead for stairs, radiator.

Bedroom Four
9'0" x 7'6" (2.75m x 2.29m)
UPVC window to rear aspect, radiator.

Bathroom
7'6" x 6'0" (2.30m x 1.85m)
Obscure double glazed window to side aspect, panel bath, pedestal wash hand basin, low level wc, ceramic tiled flooring, chrome heated towel rail.

External

Front Garden
Gravel driveway offering off road parking for several vehicles, wood chip bed with slate chip border, various shrubs, enclosed by various hedges, EV charger.

Rear Garden
Tiered lawn areas with patio area, shrub and slate chip borders, gated side access, enclosed by wooden fencing.

Garage
16'7" x 8'2" (5.06 x 2.51)
Up and over door, power and light connected.

Agents Notes
Local Authority: West Northamptonshire
Council Tax Band: D

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.












HORTS


HORTS




HORTS

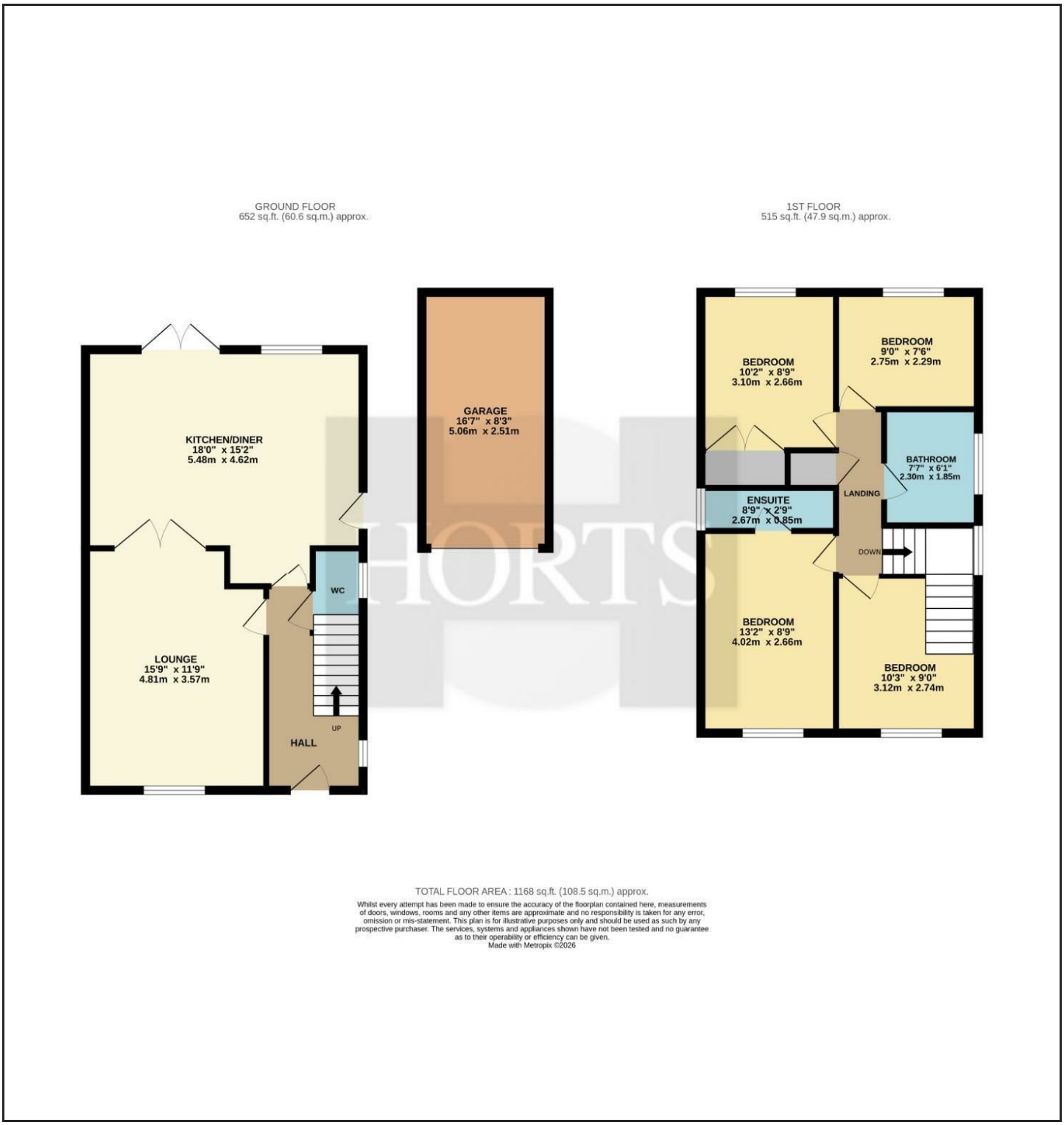

HORTS

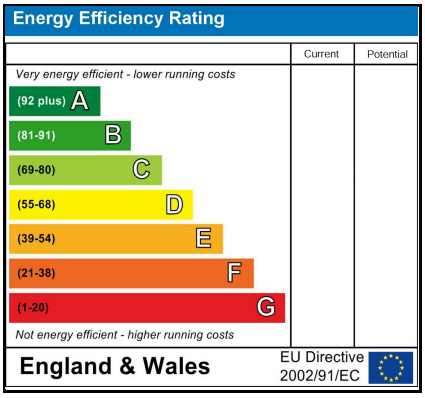


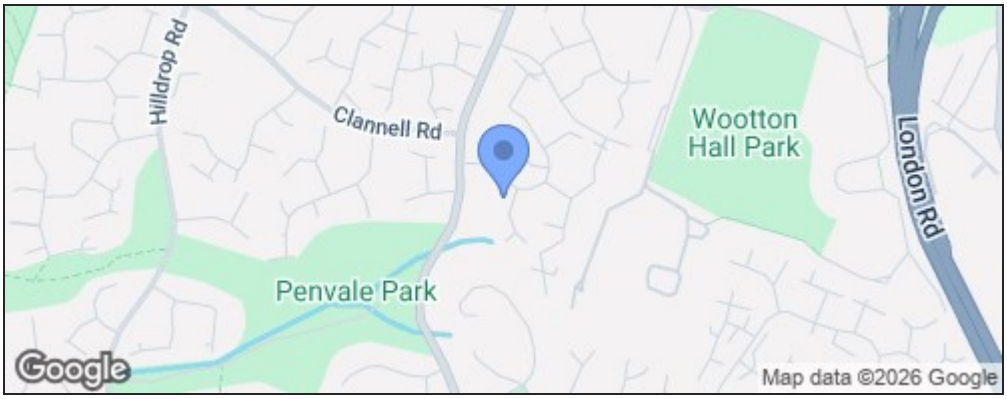












Disclaimer

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.