13 Farmclose Road
Wootton
NORTHAMPTON
NN4 6HL

£325,000

- THREE GENEROUS BEDROOMS
- PARKING FOR SEVERAL VEHICLES
- DUAL ASPECT LOUNGE
- UPVC DOUBLE GLAZING
- LONG REAR GARDEN
- UTILITY/CLOAKROOM
- RADIATOR HEATING SYSTEM
- ENERGY PERFORMANCE RATING: TBC

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A generously sized, three bedroom family home, set in the heart of Wootton Village, overlooking a green to the front and with a large rear garden and off road parking for several vehicles on a block paved drive. Having been lovingly maintained by the owners, the accommodation comprises; an entrance hall, dual aspect lounge, garden room/conservatory, kitchen/breakfast room and a utility/cloakroom W.C. on the ground floor, with three generously sized bedrooms and a family bathroom on the first floor. To the front, the large block paved drive provides off road parking for at least four vehicles and to the rear, a long garden offers a patio, generous lawn and a cultivated growing area. Benefits include uPVC double glazing, gas fired radiator heating and internal viewing is strongly recommended to fully appreciate the scope of the accommodation on offer.

Ground Floor

Entrance Hall
Entered via a composite entrance door, stairs to the first floor landing, radiator, laminate flooring, double glazed window to the front elevation, panelled walls to half height, door to lounge.

Lounge
18'2 x 12'1 (5.54m x 3.68m)
Two double glazed windows to the front elevation, radiator, fireplace with inset log burner, television point, multi pane doors to the conservatory and kitchen, under stairs storage cupboard, picture rail.

Conservatory/Garden Room
14'9 x 9'10 (4.50m x 3.00m)
A brick built and uPVC double glazed conservatory with a replaced glass roof, double glazed French doors and double glazed windows to the rear garden, power and light connected.

Kitchen Breakfast Room
13'3 x 12'5 (4.04m x 3.78m)
Fitted with a range of wall and base level units with work surfaces over, inset sink drainer with a swan neck mixer tap over, gas hob and electric oven with an extractor hood over, plumbing for a dishwasher, space for an upright fridge freezer, space for a breakfast table and chairs, under stairs storage cupboard, walk-in pantry, tiled flooring, double glazed window to the rear elevation, double glazed door to the rear lobby.

Lobby
Double glazed door to the garden and further door to the utility/W.C.

Utility and Cloakroom W.C.
Fitted with a work surface over space for a washing machine and electric tumble drier, low level W.C. and a wash hand basin, double glazed window to the side elevation.

First Floor

Landing
Double glazed window to the rear elevation, loft access hatch to a boarded loft, doors to the first floor rooms.

Bedroom One
12'2 x 9'11 (3.71m x 3.02m)
Double glazed window to the front elevation, radiator, built-in wardrobes and storage cupboards, laminate flooring.

Bedroom Two
11'11 x 9'0 (3.63m x 2.74m)
Double glazed window to the front elevation, radiator, built-in wardrobe over stairs, airing cupboard housing a combination boiler unit.

Bedroom Three
8'11 x 8'0 (2.72m x 2.44m)
Double glazed window to the rear elevation, radiator, built-in storage cupboard.

Family Bathroom
Fitted with a suite comprising a panelled bath with a built-in shower over, pedestal sink and a low level W.C., double glazed window to the rear elevation, radiator.

Outside

Front Garden
Laid mainly to block paved off road parking for several vehicles, enclosed by maturing shrubs and well stocked enclosed flower beds, gated side access to the rear garden.

Rear Garden
A long and generous rear garden with a paved patio and seating area leading to a sizeable lawn with enclosed flower beds, decked seating area and maturing shrubs and trees with a further cultivated area with enclosed vegetable beds and a garden shed/workshop to the far end. Gated side access to the front.

Agents Notes:
Local Authority: West Northants
Council Tax Band: B
Energy Performance Rating: TBC

SAMSUNG

GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.

TOTAL FLOOR AREA : 1077 sq.ft. (100.1 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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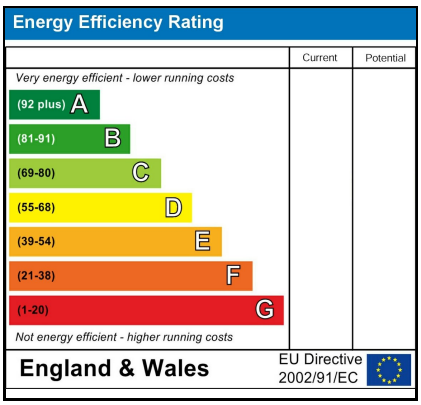

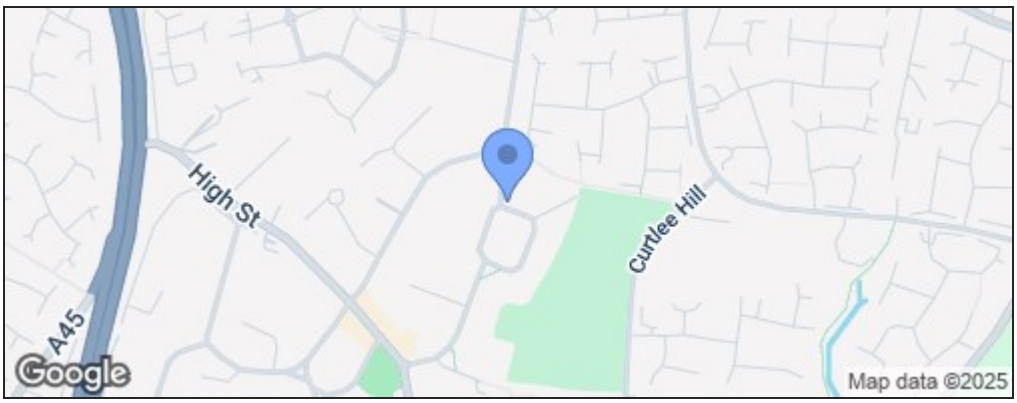

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