

**12 Maclean Close  
Abington Vale  
NORTHAMPTON  
NN3 3DJ**

**£290,000**



- SOUGHT AFTER LOCATION
- DETACHED FAMILY HOME
- GARAGE AND DRIVE
- MODERNISATION REQUIRED

- NO UPPER CHAIN
- ELEVATED POSITION
- NEAR TO ABINGTON PARK
- ENERGY PERFORMANCE RATING: D

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A modern detached home situated on an elevated plot at the end of a quiet cul-de-sac location near to Abington Park. The property is offered with vacant possession and no upper chain and will require modernisation and updating throughout. The accommodation comprises: an entrance porch, hall, lounge/diner, kitchen and a cloakroom W.C on the ground floor with three bedrooms and a bathroom to the first floor. Benefits include a generous plot with front and rear gardens and a drive with off road parking leading to a garage.

## **Ground Floor**

### **Entrance Porch**

Door and window to the side with a further entrance door to the hall.

### **Hallway**

Stairs to the first floor landing, radiator, under stairs cupboard, doors to the ground floor accommodation.

### **Lounge/Diner**

21'3 x 11'1 (6.48m x 3.38m)

Double glazed bay window to the front elevation, radiator, sliding patio door to the rear garden, television point.

### **Kitchen**

9'7 x 9'2 (2.92m x 2.79m)

Wall and base units, sink drainer, cooker point, plumbing for a washing machine, door to the side and a window to the rear elevation.

### **Cloakroom W.C.**

Fitted with a low level W.C. and a wash basin, window to the side elevation.

## **First Floor**

### **Landing**

Window to the side elevation, loft access, doors to the first floor rooms.

### **Bedroom One**

12'2 x 11'2 (3.71m x 3.40m)

Double glazed window to the rear elevation, radiator.

### **Bedroom Two**

11'2 x 8'11 (3.40m x 2.72m)

Double glazed window to the front elevation, radiator.

### **Bedroom Three**

9'8 x 9'2 (2.95m x 2.79m)

Double glazed window to the rear elevation, radiator.

### **Bathroom**

Fitted with a panel bath, low level W.C. and wash basin, window to the front elevation, airing cupboard housing the boiler.

## **Outside**

### **Front Garden**

Laid mainly to lawn, path the front porch, side access to the rear garden.

**Rear Garden**

Laid mainly to lawn, timber fence enclosed, well stocked enclosed flower beds, paved patio.

**Drive**

Off Road Parking in front of the garage

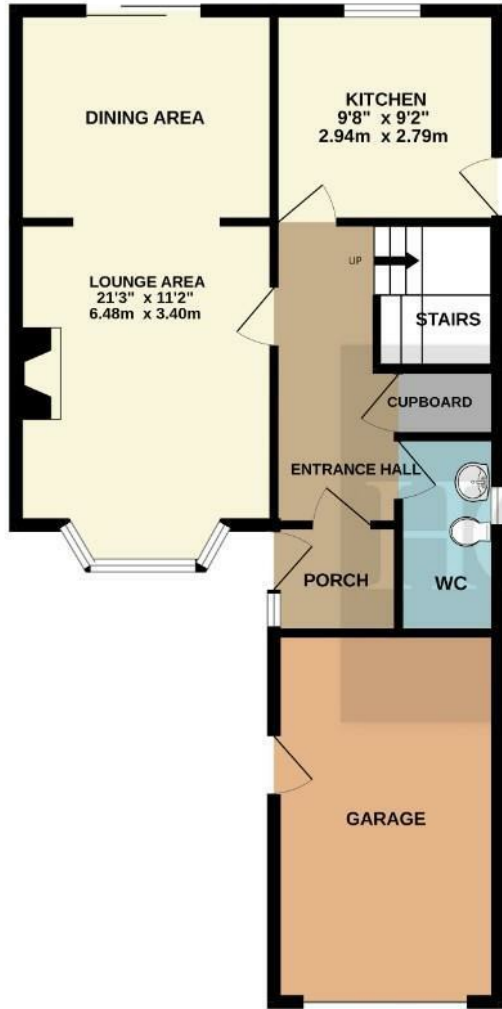
**Garage**

Up and over door, courtesy door to the side, power and light connected.

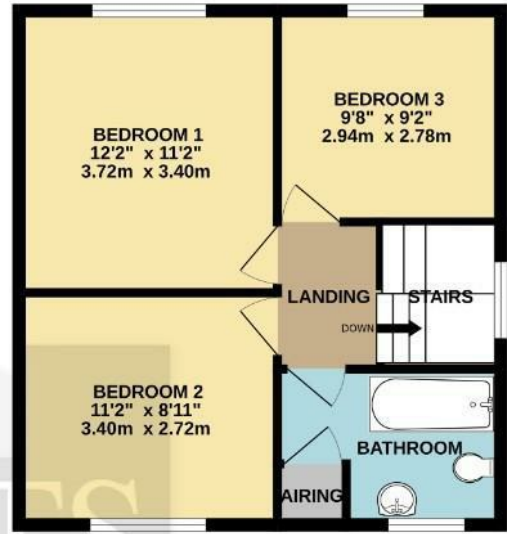




GROUND FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



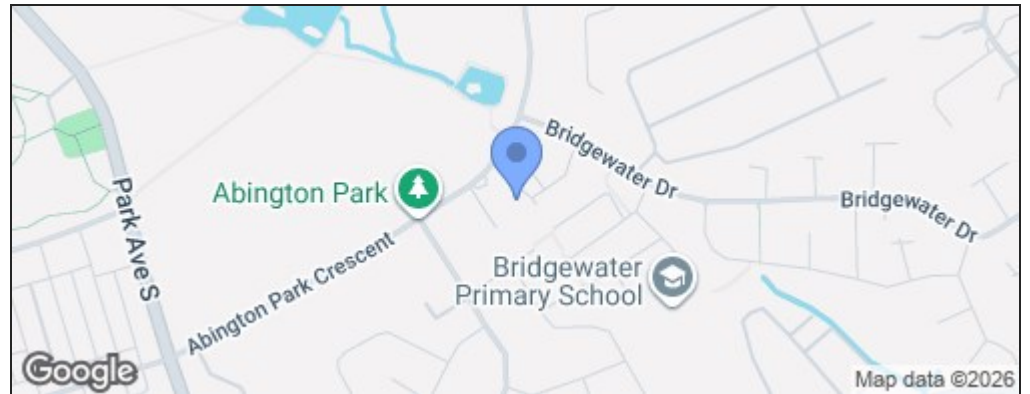
1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**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 firm's employment has the authority to make or give any representation or warranty in respect of the property.