

**47 Willow View
Kislingbury
NORTHAMPTON
NN7 4AU**

£260,000



- SEMI DETACHED BUNGALOW
- KITCHEN / BREAKFAST ROOM
- DRIVEWAY AND GARAGE
- ENCLOSED REAR GARDEN
- DOUBLE GLAZING

- TWO BEDROOMS
- REFITTED SHOWER ROOM
- POTENTIAL FOR FURTHER IMPROVEMENTS
- GAS RADIATOR HEATING
- ENERGY RATING: TBC

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PERSONAL • PROFESSIONAL • PROACTIVE

Situated in a popular village location, this bungalow has been updated by the current owner and offers further potential for improvement. The accommodation includes an entrance porch, a lounge featuring a multi-fuel stove, a kitchen/breakfast room, two bedrooms, and a recently refitted shower room.

Outside, the property benefits from a garden and driveway to the front, along with an enclosed rear garden. Additional features include a garage, uPVC double glazing, and gas radiator heating.

Ground Floor

Entrance Porch

Enter via double glazed door, window to front aspect, glass panel door leading to lounge.

Lounge

10'8" x 14'11" (3.27 x 4.56)

Window to front aspect, door leading to inner hallway, fireplace with multi fuel burner.

Inner Hallway

Loft access, doors leading to kitchen/breakfast rooms, bedrooms one and two and bathroom.

Kitchen/Breakfast Room

18'2" x 7'4" wideening to 9'0" (5.56 x 2.25 widening to 2.76)

Dual aspect windows to front and side, fitted with base level units with work surfaces over, sink and drainer unit with mixer tap over, space for cooker, space and plumbing for washing machine, space for fridge freezer, breakfast bar, obscured double glazed door to side, tiled flooring.

Bedroom One

15'5" x 9'2" (4.72 x 2.8)

Window to rear aspect.

Bedroom Two

6'6" x 10'9" (1.99 x 3.28)

Window to rear aspect.

Bathroom

Refitted with a three piece suite comprising comfort height WC, vanity unit with inset sink, double shower cubicle with fitted shower over, splashbacks, chrome ladder radiator, obscure window to side aspect.

Externally

Front Garden

Laid to lawn with block paved driveway, path to front and side, gated side access providing vehicular access to rear garden.

Rear Garden

Laid to patio and lawn, gravelled area, access to garage, enclosed by timber fencing. hard standing for storage shed.

Garage

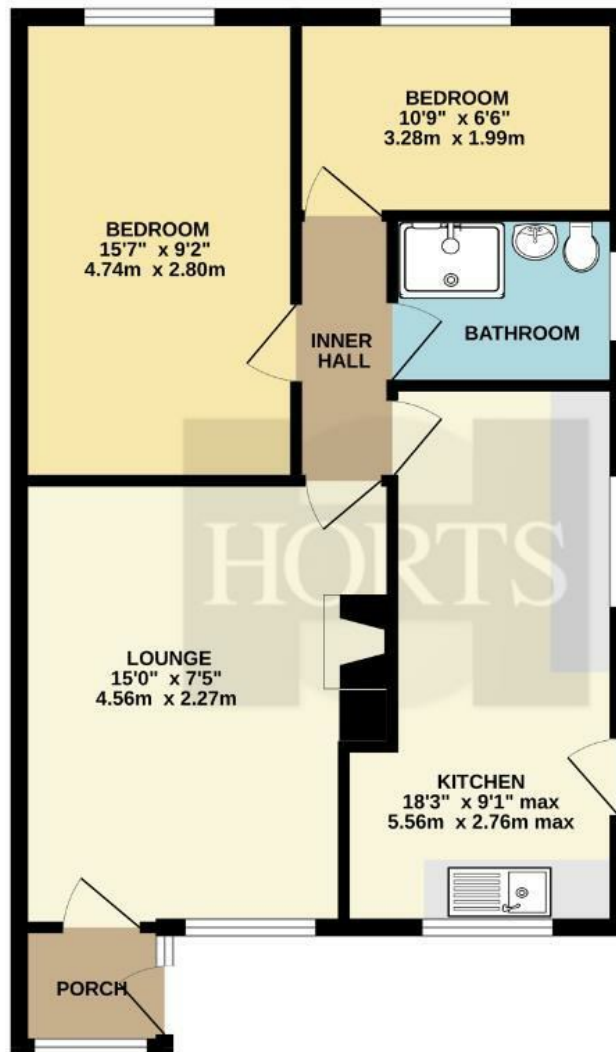
Up and over door, power and light connected.

Agents Notes

Council Tax Band: B







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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.