

**63 Greenview Drive
Links View
NORTHAMPTON
NN2 7LB
£220,000**



- **SEMI-DETACHED BUNGALOW**
- **EXTENDED KITCHEN/DINER**
- **UPVC DOUBLE GLAZING**
- **NO ONWARD CHAIN**

- **TWO BEDROOMS**
- **MODERN FITTED SHOWER ROOM**
- **LONG DRIVEWAY**
- **ENERGY EFFICIENCY RATING: E**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A two bedroom semi-detached bungalow located in the ever popular area of Links View. The property benefits from an extended kitchen/dining room, modern shower room and UPVC double glazing. The accommodation comprises in brief; entrance hall, lounge, kitchen/dining room, two bedrooms and shower room. Externally there is an enclosed front garden, good size rear garden and long driveway leading to a wooden garage. No onward chain.

Entrance Hall

Entry through fully glazed UPVC door, electric wall heater, cupboard housing fuse board.

Lounge

16'11" x 10'4" max (5.17 x 3.15 max)

Wall light points, TV aerial point, electric storage heater, sliding aluminium patio doors to rear garden.

Kitchen

18'10" x 9'11" max (5.76 x 3.04 max)

Extended and fitted in base and wall mounted cupboards with single drainer stainless steel sink unit, double electric oven, inset electric hob with extractor fan over, plumbing for washing machine, spotlights to ceiling, windows to side and rear elevation, sliding patio doors to rear garden.

Bedroom One

13'1" x 10'4" into bay (4.00 x 3.16 into bay)

Built in quadruple wardrobe, electric storage heater, bay window to front elevation.

Bedroom Two

9'4" x 7'6" (2.87 x 2.30)

Electric panel heater, window to front elevation.

Shower Room

Fitted in white three piece suite of corner shower cubicle, pedestal wash hand basin, and close coupled WC. Heated chrome towel rail, tiling from floor to ceiling and tiled floor, frosted window to side elevation.

Front Garden

Lawn frontage enclosed by medium height brick retaining wall, driveway giving off road parking for three vehicles leading to garage.

Rear Garden

Paved patio enclosed by dwarf wall. Steps down to further patio and lawn with flower and shrub borders. Rear garden enclosed by timber panel fencing with brick built store. Gated side pedestrian access.

Garage

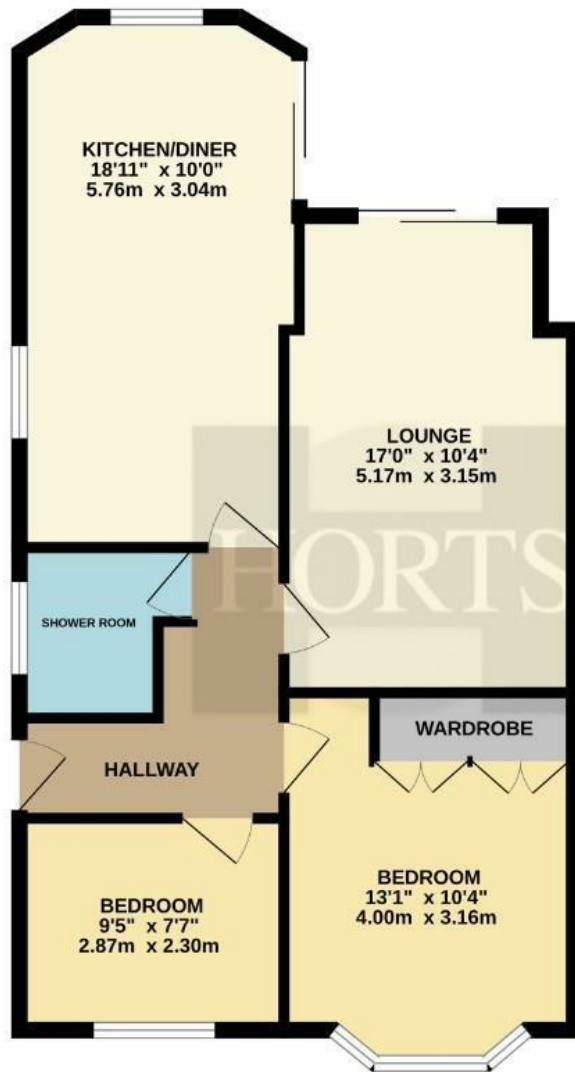
Single construction wooden garage with pitched roof.

Agents Notes

Council Tax Band: C



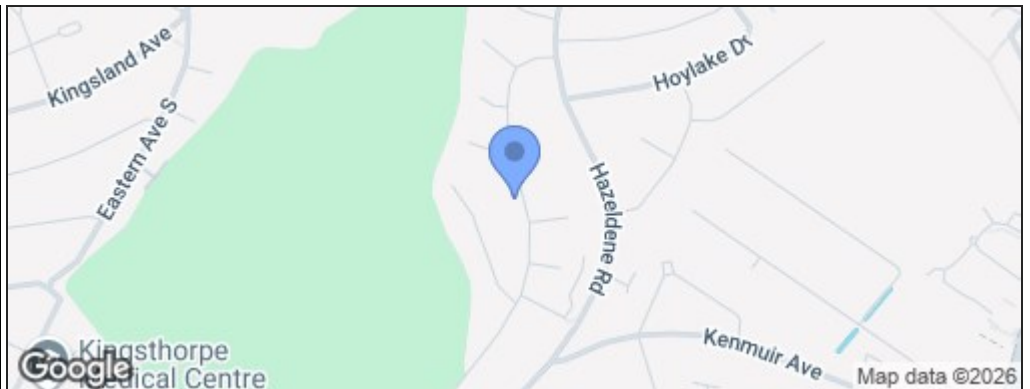
GROUND FLOOR



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		84
(81-91) B		
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 firms employment has the authority to make or give any representation or warranty in respect of the property.