40 Southfield Road

NORTHAMPTON
NN5 6HN

£275,000

- SEMI DETACHED
- TWO BEDROOMS
- UPVC DOUBLE GLAZING
- TANDEM LENGTH DOUBLE GARAGE
- LARGE GARDENS
- BUNGALOW
- CONVERTED ATTIC
- GAS TO RADIATOR HEATING
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING: TBC

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

PERSONAL • PROFESSIONAL • PROACTIVE

A mature, two bedroom, semi detached bungalow situated in the popular area of Duston village. The accommodation comprises in brief: entrance hall, lounge, kitchen, two bedrooms and shower room. The property also benefits from UPVC double glazing, gas to radiator heating, tandem length garage, gardens to front and rear and off road parking. The attic has been converted and is currently used as a dressing room.

Ground Floor

Entrance Hall
Vinyl flooring, doors to:

Lounge
10'7" x 15'4" into bay (3.23 x 4.69 into bay)
Radiator, feature fireplace, UPVC patio doors to rear garden.

Kitchen
9'4" x 7'3" (2.86 x 2.22)
Modern fitted kitchen comprising sink unit with base cupboards under, a range of floor standing cupboards with worktops above, eye level cupboards, electric hob with extractor fan above, electric oven, built in fridge, plumbing for washing machine, UPVC double glazed window to rear.

Bedroom One
13'4" into bay x 10'6" (4.07 into bay x 3.22)
Radiator, UPVC double glazed bay window to front, stairs leading to attic room.

Attic Room
14'0" x 9'2" max (4.27 x 2.81 max)
Converted attic, double glazed window to front, double glazed velux window to rear, built in large wardrobes and drawers.

Bedroom Two
9'9" into bay x 9'4" (2.99 into bay x 2.86)
Radiator, UPVC double glazed bay window to front.

Shower Room

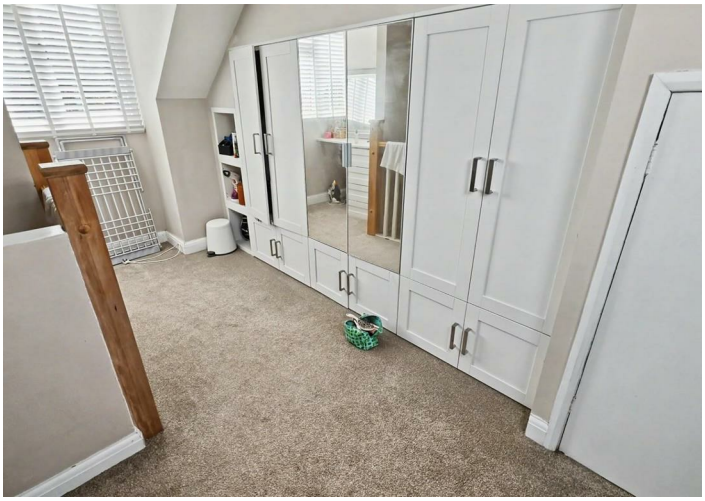
Externally

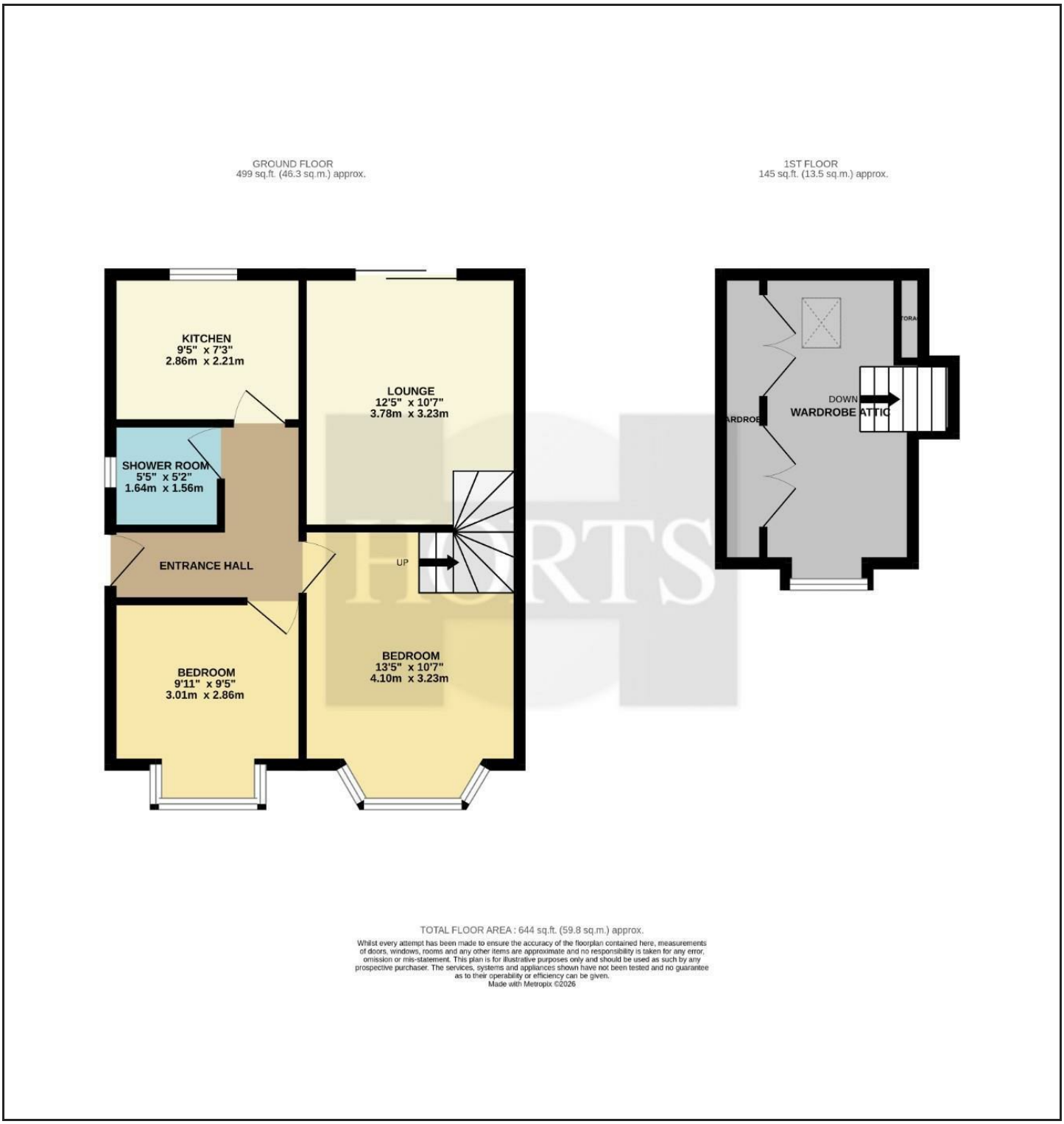
Front Garden
Flower and shrub borders, concrete driveway providing off road parking for several cars.

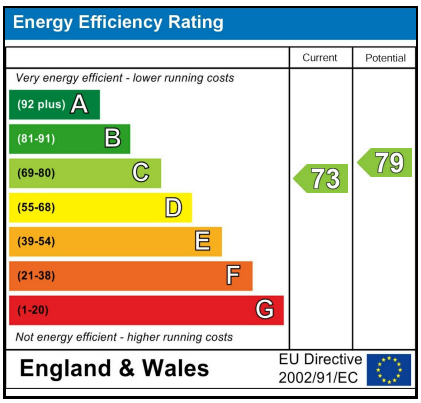
Garage
Set in rear garden, tandem length, barn doors, doors and windows to rear garden, power and light connected.

Rear Garden
Large rear garden, paved patio area leading to lawn, steps leading to secondary garden, begola, further patio area, timber shed, flower and shrub borders.

Agents Notes
Council Tax Band: C







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.