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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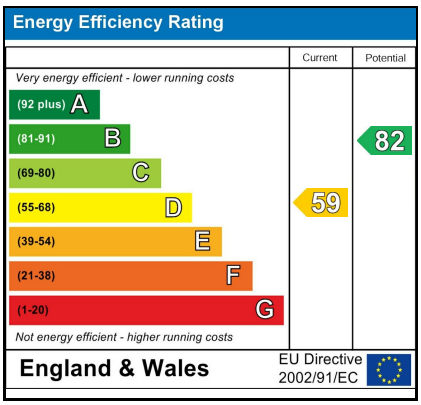

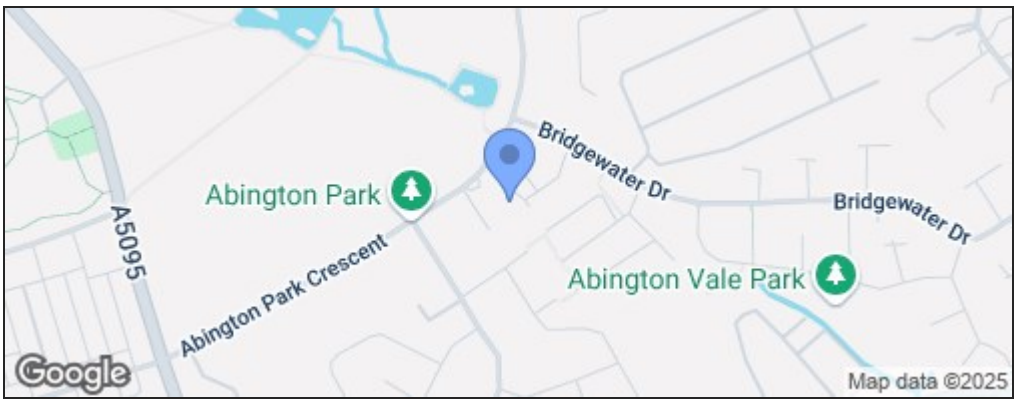

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