

**8 Ludlow Lane
Towcester
NORTHANTS
NN12 6ND
£350,000**



- **THREE DOUBLE BEDROOMS**
- **CUL-DE-SAC LOCATION**
- **DOWNSTAIRS CLOAKROOM**
- **ENCLOSED REAR GARDEN**
- **BUILT IN 2021**

- **TOWN HOUSE**
- **KITCHEN / DINER**
- **EN-SUITE TO BEDROOM ONE**
- **DRIVEWAY FOR TWO CARS**
- **ENERGY RATING: B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Set in this popular modern development, this three storey family home is offered with accommodation comprising of entrance hall, lounge, kitchen/diner, utility area and a cloakroom to the ground floor. To the first floor there are two double bedrooms and a four piece family bathroom. To the second floor is the principle bedroom with fitted wardrobes, separate dressing area and an en-suite. Outside there are gardens to the front and rear and a driveway for two vehicles. Further benefits include double glazing and gas radiator heating.

Ground Floor

Entrance Hall

Enter via double glazed door, stairs rising to first floor, door to:

Sitting Room

10'11" x 13'8" (3.33 x 4.18)

Window to front aspect, understairs storage cupboard, door to:

Kitchen/Diner

12'0" x 12'7" (3.66 x 3.85)

Fitted with a range of wall and base level units with work surface over, splashbacks, built in electric double oven, sink and drainer unit with mixer tap over, fitted dishwasher, fitted fridge/freezer, under unit lighting, windows and French doors leading to rear garden, opening to:

Utility Area

Work surface, space and plumbing for washing machine, door to:

Cloakroom

Fitted with a two piece suite comprising low level WC, pedestal sink, tiled splashbacks, tiled flooring, extractor fan.

First Floor

Landing

Stairs rising to second floor, window to front aspect, airing cupboard, doors to:

Bedroom Two

14'11" x 8'6" (4.55 x 2.61)

Window to rear aspect.

Bedroom Three

11'10" x 8'9" (3.62 x 2.67)

Window to front aspect.

Bathroom

Fitted with a four piece suite comprising low level WC, pedestal mounted sink, panel bath with fitted shower attachment over, double shower cubicle with fitted shower over, tiled splashbacks, tiled flooring, obscure window to rear aspect.

Second Floor

Landing

Door to:

Bedroom One

10'9" plus wardrobes x 8'6" (3.29 plus wardrobes x 2.6)

Window to front aspect, fully fitted built in wardrobes, built in storage area, open plan to:

Dressing Room

Sky light window to rear aspect, door to:

En Suite

Fitted with a three piece suite comprising low level WC, mounted pedestal sink, double shower cubicle with shower unit over, tiled splashbacks, tiled flooring, sky light window to rear aspect.

Externally**Front Garden**

Enclosed by picket fence, lawn area and pathway leading to front door.

Rear Garden

Laid mainly to patio and lawn, enclosed by timber fencing, hard standing for shed, gated rear access leading to parking area.

Parking

Tandem parking for two vehicles.

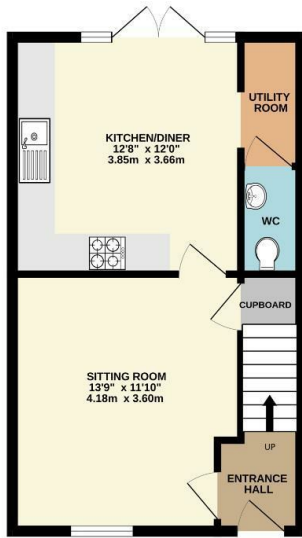
Agents Notes

Council Tax Band: C

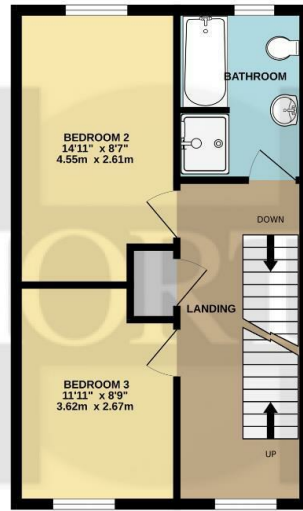




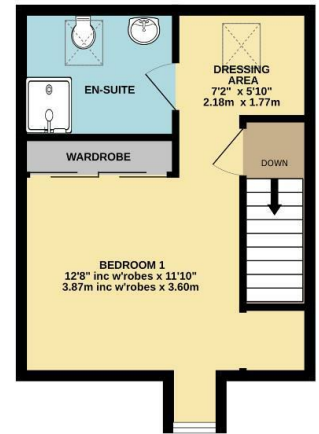
GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



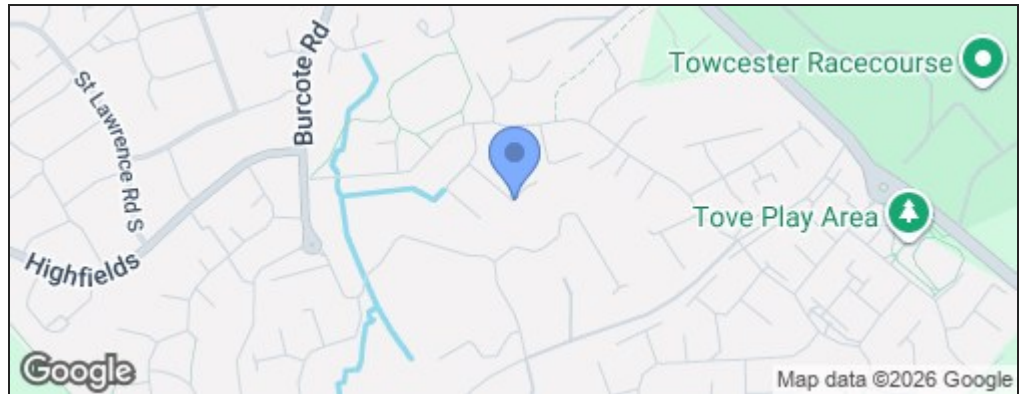
2ND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1117 sq.ft. (103.8 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) A		96
(81-91) B	85	
(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	



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.