

**45 Scholars Court  
Derngate  
NORTHAMPTON  
NN1 1ES**

**£297,500**



- **SUPERBLY PRESENTED TOWNHOUSE**
- **OFF ROAD PARKING AND GARAGE**
- **THREE BEDROOMS**
- **REFITTED BATHROOM**

- **TOWN CENTRE LOCATION**
- **REFITTED KITCHEN BREAKFAST ROOM**
- **ENSUITE SHOWER ROOM**
- **ENERGY PERFORMANCE RATING: D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Set in a Town centre location with views across Becketts Park and having been recently redecorated throughout, this superb Townhouse is offered with no upper chain. The property is situated in Derngate close to local theatres and bars and benefits from off road parking and a large garage. The accommodation comprises: a storm porch leading to an entrance hall, cloakroom W.C. and an office/study on the ground floor, a large refitted Kitchen/Breakfast room with fitted Neff appliances and light and airy lounge/diner, both rooms with a Juliette balcony on the first floor. To the second floor are three bedrooms with a refitted en-suite shower room and a refitted family bathroom. Outside there is a communal rear garden with views across Becketts Park and to the front a small and neatly maintained garden borders a drive with off road parking leading to a large integral garage. The property is offered with immediate vacant possession and is ideally suited with ease of access to the Hospital, University and Town centre amenities including the railway station.

## **Ground Floor**

### **Entrance Porch**

Door to storage cupboard, panel entrance door to hallway.

### **Entrance Hall**

Stairs to first floor landing, two radiators, further doors to cloakroom, study, garage and door to rear garden.

### **Study**

9'2 x 6'2 (2.79m x 1.88m)

Double glazed window to rear elevation, radiator, coving to ceiling, TV point.

### **Cloakroom**

Fitted with a suite comprising: a low level W/C, wash hand basin, radiator, double glazed window to rear elevation, tiled flooring.

### **Garage**

16'8 x 10'7 (5.08m x 3.23m)

Up and over door, power and light connected, courtesy door to the hallway.

## **First Floor**

### **Landing**

Stairs to second floor landing, doors to lounge/diner and kitchen/breakfast room.

### **Lounge/Diner**

17'4 max x 15'1 max (5.28m max x 4.60m max)

L-shaped room with a double glazed window to the rear elevation, French doors with a Juliet balcony, two radiators, feature stone fireplace with inset electric fire, TV point, coving to ceiling.

### **Kitchen/Breakfast Room**

17'5 x 7'9 max (5.31m x 2.36m max)

Refitted with a range of modern wall and base level units with granite work surfaces over, inset sink unit with sculpted drainer, integrated fridge/freezer, integrated Neff appliances comprising; a gas hob with electric oven and extractor hood over, built in dishwasher, built in microwave, built-in washer/dryer, inset kickboard lighting, tiled flooring, extractor fan, inset spotlighting, radiator, double glazed window to rear elevation, French doors to Juliet balcony, space for breakfast table and chairs.

## **Second Floor**

### **Landing**

Loft access, door to airing cupboard housing hot water tank, doors to second floor rooms.

### **Bedroom One**

13'11 x 8'1 (4.24m x 2.46m)

Double glazed window to front elevation, built in wardrobes, TV point, coving to ceiling, door to en-suite shower room.

### **En-Suite Shower Room**

Fitted with a suite comprising tiled shower cubicle, pedestal sink, low level W/C, chrome heated towel rail, tiled walls and flooring, extractor fan, inset spotlighting, mirrored wall vanity unit with built in shaver socket.

### **Bathroom**

Fitted with a suite comprising: a panel bath with mixer tap shower attachment over, pedestal sink, low level W/C, chrome heated towel rail, tiled walls and flooring, extractor fan, inset spotlighting, mirrored wall vanity unit with built in shaver socket, double glazed window to rear elevation.

### **Bedroom Two**

9'2 x 8'9 (2.79m x 2.67m)

Double glazed window to front elevation, radiator, coving to ceiling, TV point.

### **Bedroom Three**

8'5 x 7'2 (2.57m x 2.18m)

Double glazed window to front elevation, radiator, coving to ceiling, free standing wardrobe with sliding mirror doors.

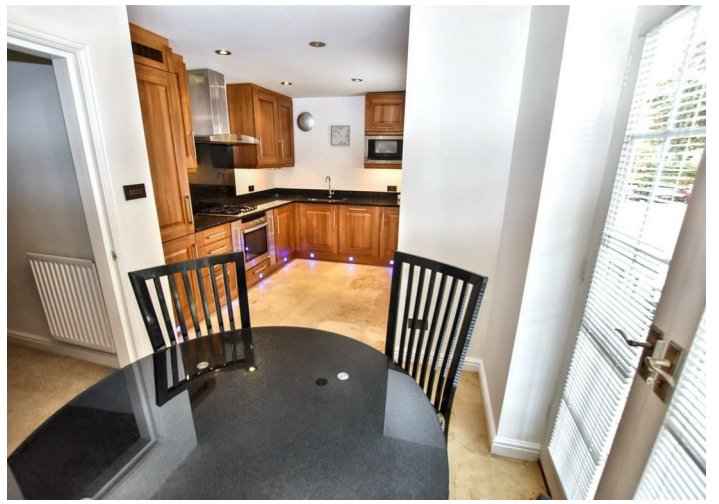
### **Agents Notes**

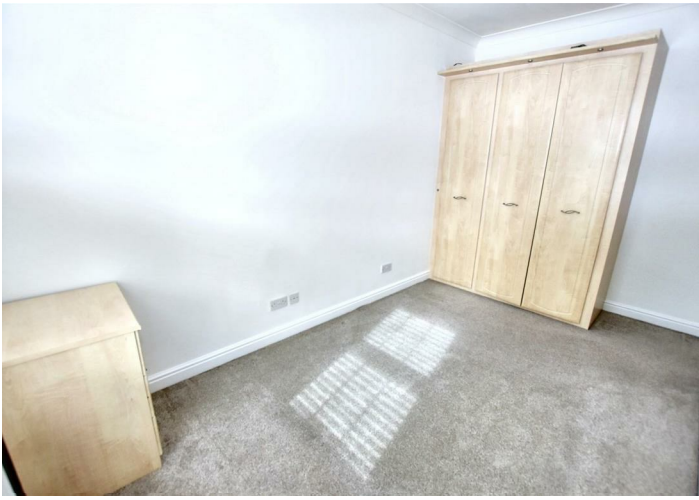
Local Authority West Northants

Council Tax Band D

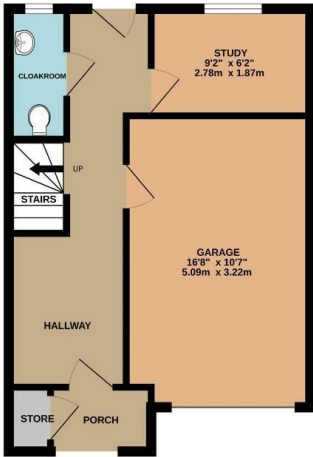
Energy Performance Rating D

Service Charge: £224 quarterly to include: garden maintenance, alarm maintenance, buildings insurance and window cleaning.

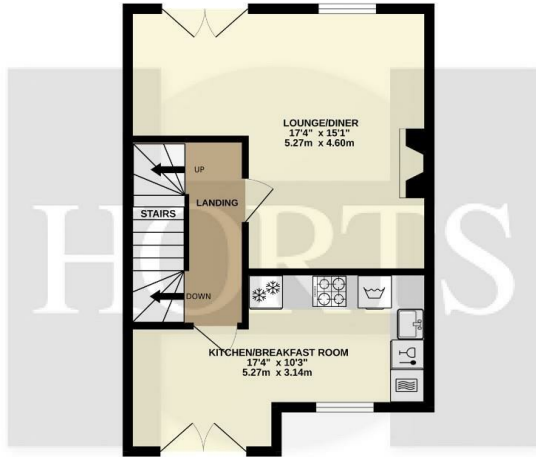




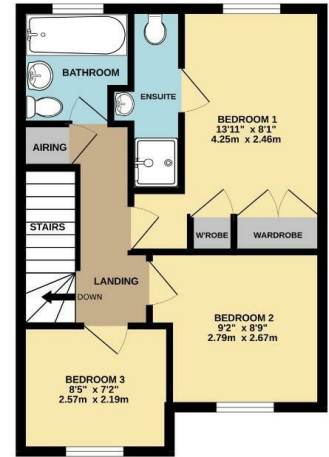
GROUND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



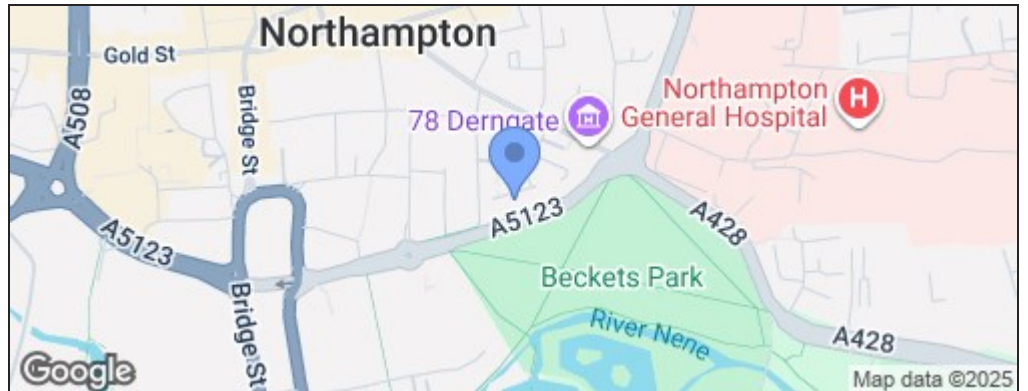
2ND FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 1243 sq.ft. (115.5 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 |
|--|-------------------------|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |           |
| (92 plus) <b>A</b>                                 |                         |           | <b>81</b> |
| (81-91) <b>B</b>                                   |                         |           |           |
| (69-80) <b>C</b>                                   |                         |           |           |
| (55-68) <b>D</b>                                   |                         | <b>67</b> |           |
| (39-54) <b>E</b>                                   |                         |           |           |
| (21-38) <b>F</b>                                   |                         |           |           |
| (1-20) <b>G</b>                                    |                         |           |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |           |
| <b>England &amp; Wales</b>                         | 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.