

**115 Damselfly Road
Pineham
NORTHAMPTON
NN4 9ET
£300,000**



- **DETACHED FAMILY HOME**
- **EN-SUITE TO BEDROOM ONE**
- **DRIVEWAY FOR TWO CARS**
- **DOUBLE GLAZING & RADIATOR HEATING**
- **CLOSE TO UPTON COUNTRY PARK**
- **THREE BEDROOMS**
- **DOWNSTAIRS CLOAKROOM**
- **ENCLOSED REAR GARDEN**
- **LOCAL SCHOOLS & AMENITIES**
- **ENERGY RATING: TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Situated within this popular development, conveniently located for local schools and amenities, this well-presented family home offers accommodation comprising of an entrance hall, cloakroom, dual-aspect lounge and a kitchen/breakfast room with French doors opening onto the rear garden. To the first floor are three bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a family bathroom. Outside, the property features a driveway to the side providing off-road parking for two cars, along with a low-maintenance rear garden. Further benefits include uPVC double glazing and gas radiator central heating.

Ground Floor

Entrance Hall

Enter via double glazed door, door leading to lounge.

Lounge

15'10" x 9'8" (4.83 x 2.95)

Dual aspect windows to front and rear, open plant to inner hallway.

Inner Hallway

Stairs rising to first floor, understairs storage cupboard, doors to cloakroom and kitchen/breakfast room.

Cloakroom

Fitted with a two piece suite comprising low level WC, pedestal mounted sink, tiled splashbacks, obscured window to rear aspect.

Kitchen/Breakfast Room

15'9" x 9'2" (4.81 x 2.8)

Fitted with a range of wall and base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, built in electric oven, fitted gas hob with extractor over, splashbacks, built in dishwasher, built in fridge/freezer, built in washing machine, window to front aspect, French doors leading to rear garden.

First Floor

First Floor Landing

Window to front aspect, doors to all rooms.

Bedroom One

9'4" x 11'7" (2.86 x 3.55)

Window to front aspect, door leading to en suite.

En Suite

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

Bedroom Two

13'3" x 7'10" (4.04 x 2.4)

Window to front aspect, built in double wardrobe.

Bedroom Three

10'7" max x 7'10" (3.25 max x 2.4)

Window to rear aspect.

Bathroom

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

Externally**Front Garden**

Low level hedge, enclosed path to front door, driveway to the side providing off road parking for two cars.

Rear Garden

Enclosed garden, laid to patio and artificial grass. decked area, gated side access, hard standing for shed, enclosed by timber fencing.

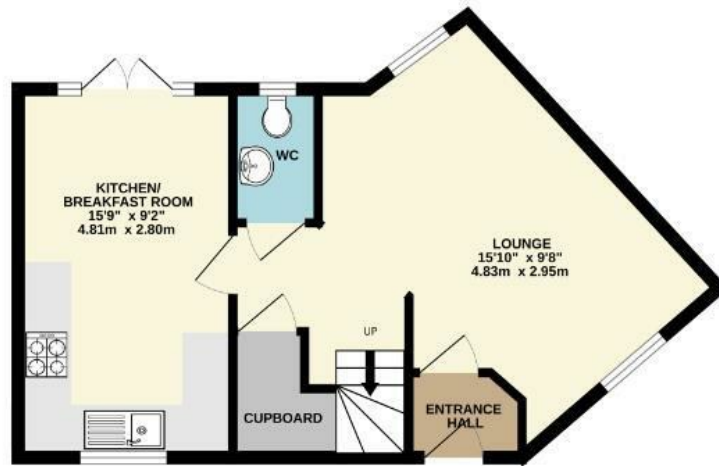
Agents Notes

Council Tax Band: D

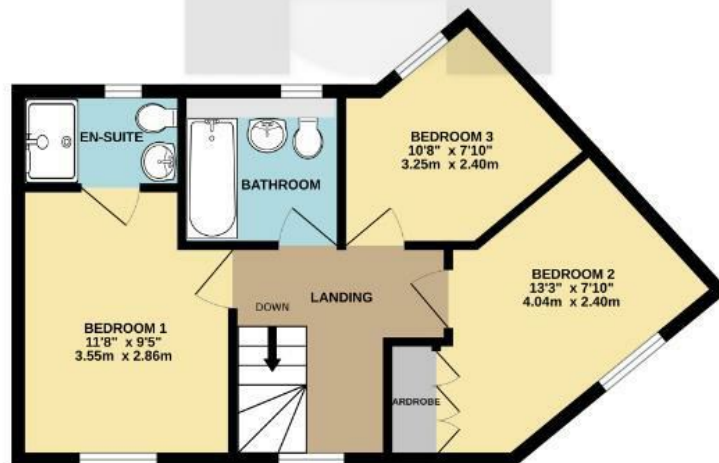




GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.

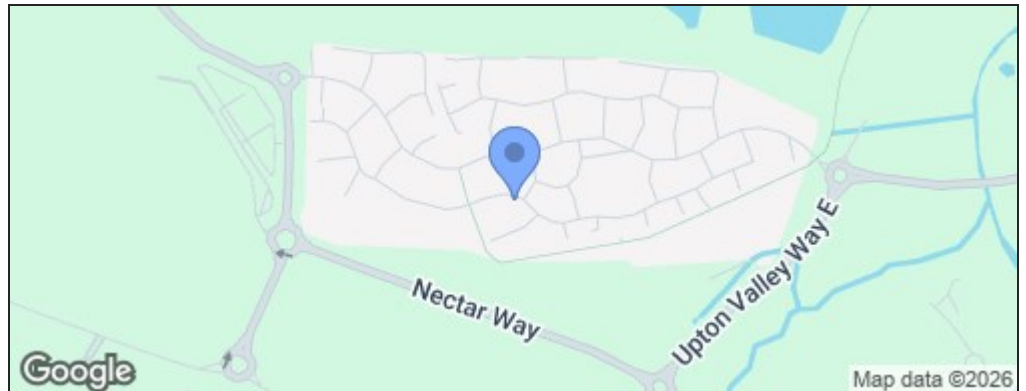


TOTAL FLOOR AREA : 838 sq.ft. (77.9 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.