

**20 Manderville Close
Manderville Grange
NORTHAMPTON
NN3 6QE**

£325,000



- **THREE BEDROOMS**
- **DOWNSTAIRS CLOAKROOM**
- **DRIVEWAY & GARAGE**
- **SOUGHT AFTER LOCATION**
- **LOCAL AMENITIES**

- **LINK DETACHED FAMILY HOME**
- **EN-SUITE TO MASTER**
- **ENCLOSED REAR GARDEN**
- **DOUBLE GLAZED & GAS RADIATOR HEATING**
- **ENERGY RATING: TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Situated in a highly desirable location, this modern family home offers well-appointed accommodation throughout. The ground floor comprises an entrance hall, cloakroom, a sitting room, and a kitchen/diner with French doors opening onto the rear garden.

Upstairs, there are three well-proportioned bedrooms, including a master bedroom with en-suite, along with a contemporary family bathroom.

Externally, the property enjoys gardens to the front and side, as well as a driveway leading to the garage, complete with an electric vehicle charging point. Additional benefits include uPVC double glazing and gas radiator central heating.

Ground Floor

Entrance Hall

Enter via double glazed door, Amtico flooring, doors leading to cloakroom, lounge, kitchen/diner, stairs rising to first floor, under stairs storage cupboard.

Lounge

15'7" x 10'4" (4.76 x 3.17)

Dual aspect windows to front and side.

Kitchen/Diner

15'6" x 9'0" (4.74 x 2.75)

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

Cloakroom

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

First Floor

Landing

Doors to all rooms.

Bedroom One

8'11" max x 10'6" (2.72 max x 3.22)

Window to side aspect, built in double wardrobe, door to:

En Suite

Fitted with a three piece suite comprising low level WC, pedestal sink, shower cubicle with fitted shower over, tiled splashbacks, electric shaver point, extractor fan, obscured window to front aspect.

Bedroom Two

8'10" x 9'3" (2.71 x 2.82)

Window to rear aspect.

Bedroom Three

6'4" x 8'6" (1.95 x 2.6)

Window to front aspect, built in storage cupboard.

Bathroom

Fitted with a three piece suite comprising low level WC, pedestal sink, panelled bath, electric shaver point, obscured window to front aspect.

Externally**Front Garden**

Lawn area with shrubs, enclosed by hedging, pathway to front door, driveway providing parking for one car leading to garage, electric car charging point.

Rear Garden

Enclosed by brick wall, laid to patio and lawn, various established plants, shrubs and trees, gated rear access.

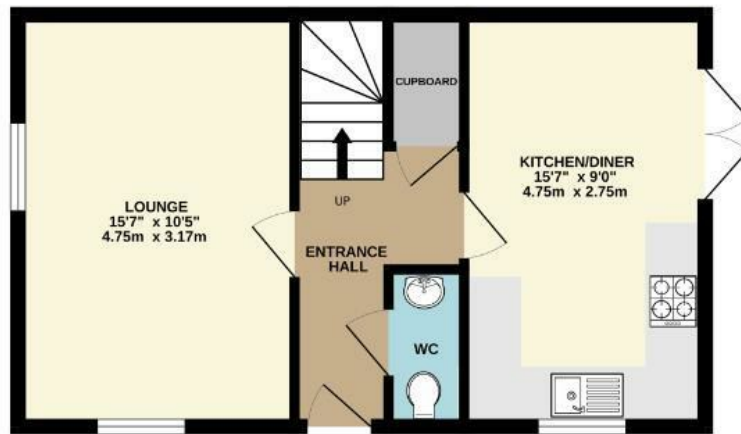
Agents Notes

Council Tax Band: D

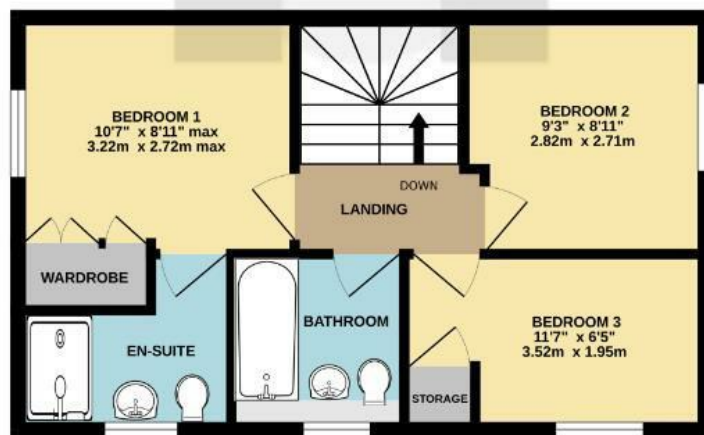




GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.4 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	



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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.