

**21 Samwell Lane
Upton
NORTHAMPTON
NN5 4DB**

£259,995



- **ENERGY EFFICIENCY RATING - C**
- **END OF TERRACE**
- **KITCHEN WITH INTEGRATED APPLIANCES**
- **ECO FRIENDLY HOUSE**
- **THREE BEDROOMS**
- **GATED OFF ROAD PARKING**
- **OPEN PLAN LOUNGE/DINING ROOM**
- **COMPLETE ONWARD CHAIN**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A beautifully presented three bedroom end of terraced energy efficient house, which was built by Barratt Homes in 2010, and has secure gated off road parking and good road links to junctions 15a and 16 of the M1 Motorway. The accommodation comprises; entrance hall with new wood flooring, upgraded kitchen with fitted appliances, open plan lounge/dining room with French doors opening onto private garden. To the first floor there are three good sized bedrooms and a family bathroom. The property also benefits from off road parking to the front and rear, iron gated front garden, good sized rear garden with gated access, double glazing, radiator heating and solar panels for the hot water system. The property is being sold with a completed upward chain.

Entrance Hall

Enter via a multi locking glazed door, stairs rising to first floor landing, radiator, under stairs storage, refitted flooring.

W.C

Low level W.C, wall mounted hand basin, radiator and extractor fan.

Kitchen

9'11" x 7'11" (3.04 x 2.42)

A fitted kitchen with a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer with mixer tap. There is a fitted gas hob with stainless steel extractor, built in electric oven, integrated dishwasher and washing machine, space for tall fridge/freezer, tiled flooring, double glazed window to front aspect.

Lounge/Dining Room

15'1" x 13'4" (4.61 x 4.07)

A spacious and bright open plan space with double glazed French doors opening onto a private rear garden. Double glazed window to rear aspect, radiator, T.V point.

Landing

Loft access, airing cupboard.

Bedroom One

11'5" x 9'3" (3.50 x 2.84)

A good sized double bedroom with fitted wardrobes and cupboard. Double glazed French doors opening onto a Juliet Balcony, double glazed window to front aspect, radiator.

Bedroom Two

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

Double glazed windows to rear aspect, radiator.

Bedroom Three

10'4" x 7'7" (3.16 x 2.33)

Double glazed window to rear aspect.

Bathroom

Low level W.C, pedestal wash hand basin, panelled bath with fitted shower over, fully tiled, radiator.

Front Garden

A small low maintenance front garden set behind a gated iron fence, space for parking to front.

Rear Garden

A good sized private rear garden which is mainly laid to lawn with raised flower beds set into railway sleepers and a patio area. Enclosed via 6ft wall with gated access to secure gated parking area.

Secure Parking

Allocated space behind secure remote controlled electric gates. There is also available parking in front of the house for two more vehicles.

Agents Notes

Local Authority: West Northamptonshire

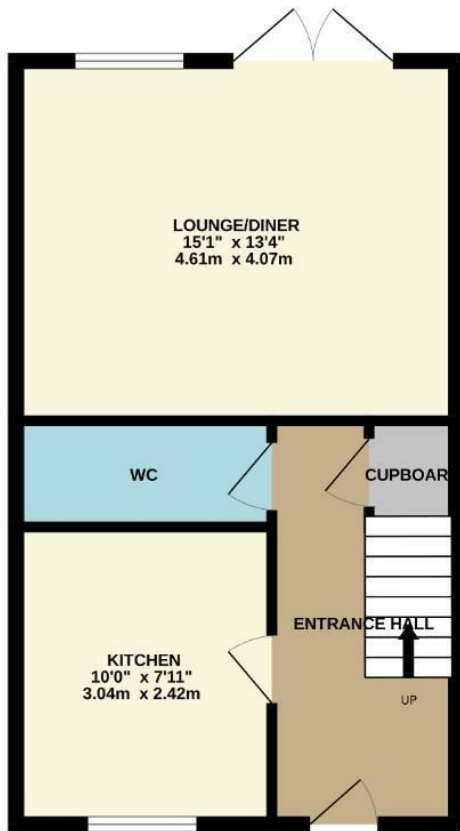
Council Tax Band: C

Local Management Charge: £500 per year

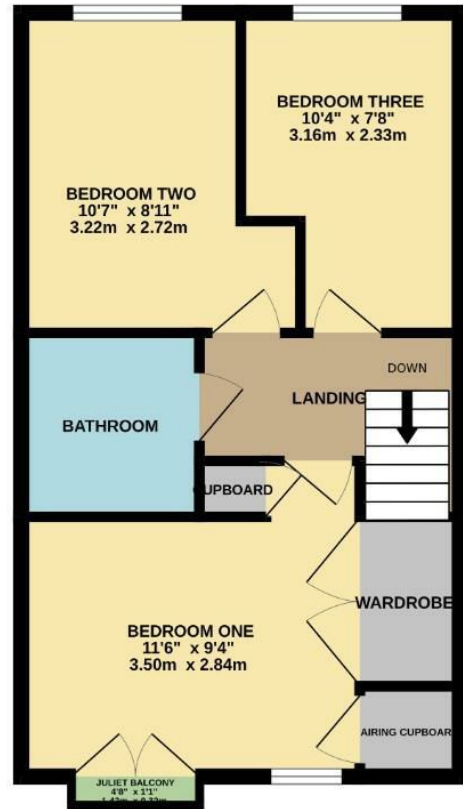




GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



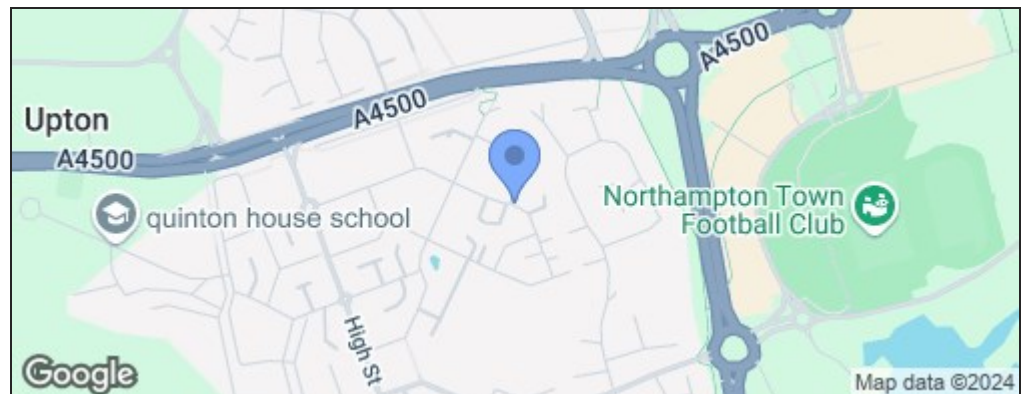
1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 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		79	81
(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.