

**43 Lancaster Way
Buckingham Fields
NORTHAMPTON
NN4 8LX**

£325,000



- **MODERN DETACHED HOME**
- **LOUNGE / DINER**
- **EN-SUITE TO MASTER**
- **EXCELLENT CONDITION**

- **THREE BEDROOMS**
- **CONSERVATORY WITH UNDERFLOOR HEATING**
- **PARTIALLY CONVERTED GARAGE**
- **ENERGY EFFICIENCY RATING : C**

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



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A well presented three bedroom detached property, situated in the sought after South suburb of Buckingham Fields, with excellent upgrades including a large high quality conservatory with underfloor heating, and a partial garage conversion to a home office. With accommodation comprising in brief; entrance hall, kitchen, lounge/diner, conservatory, and downstairs wc to the ground floor. To the first floor are three bedrooms, with en-suite to master, and a bathroom. Externally there are gardens to the front and rear, a block paved driveway offering off road parking, and a garage partially converted to a home office. The property also benefits from UPVC double glazing and gas central heating.

Ground Floor

Entrance Hall

Enter via composite door, wooden laminate flooring, under stairs storage, stairs rising to first floor, radiator.

Downstairs WC

Obscure UPVC window to front aspect, low level wc, pedestal wash hand basin, radiator.

Kitchen

10'7" x 7'6" (3.24 x 2.30)

UPVC window to front aspect, a range of wall and base units with roll top work surfaces, stainless steel sink and drainer, gas hob with extractor over, integrated oven, space for various other appliances, ceramic tiled flooring, complementary tiling, radiator.

Lounge / Diner

16'9" x 13'10" max (5.12 x 4.24 max)

French UPVC doors and UPVC window to rear aspect, under stairs storage housing hot water tank, wooden laminate flooring, two radiators.

Conservatory

13'6" x 10'6" (4.13 x 3.22)

Of brick and UPVC construction with glass roof, French doors leading to rear garden, ceramic tiled flooring, under floor heating.

First Floor

Landing

Loft access with drop down ladder.

Bedroom One

11'10" x 10'8" (3.63 x 3.27)

UPVC window to front aspect, fitted double wardrobe, radiator.

En-Suite

5'5" x 5'2" (1.66 x 1.60)

Obscure UPVC window to front aspect, tiled shower cubicle, low level wc, pedestal wash hand basin, complementary tiling, radiator.

Bedroom Two

10'9" x 8'2" (3.28 x 2.49)

UPVC window to rear aspect, radiator.

Bedroom Three

10'8" x 5'6" (3.27 x 1.69)

UPVC window to rear aspect, radiator.

Bathroom

7'5" x 5'6" (2.27 x 1.69)

Obscure UPVC window to side aspect, bath unit with shower over, low level wc, pedestal wash hand basin, complementary tiling, radiator.

Externally**Front Garden**

Lawn area and block paved driveway offering off road parking.

Rear Garden

Patio area with steps leading to raised lawn area, various flower and shrub beds and borders, gated side access, wooden shed, enclosed by wooden fencing.

Garage

9'5" x 8'7" (2.89 x 2.62)

Up and over door, power and light connected.

Home Office

7'10" x 6'7" (2.40 x 2.03)

UPVC window and door to rear aspect, wooden laminate flooring, internal door to garage.

Agents Notes

Local Authority: West Northamptonshire

Council Tax Band: C

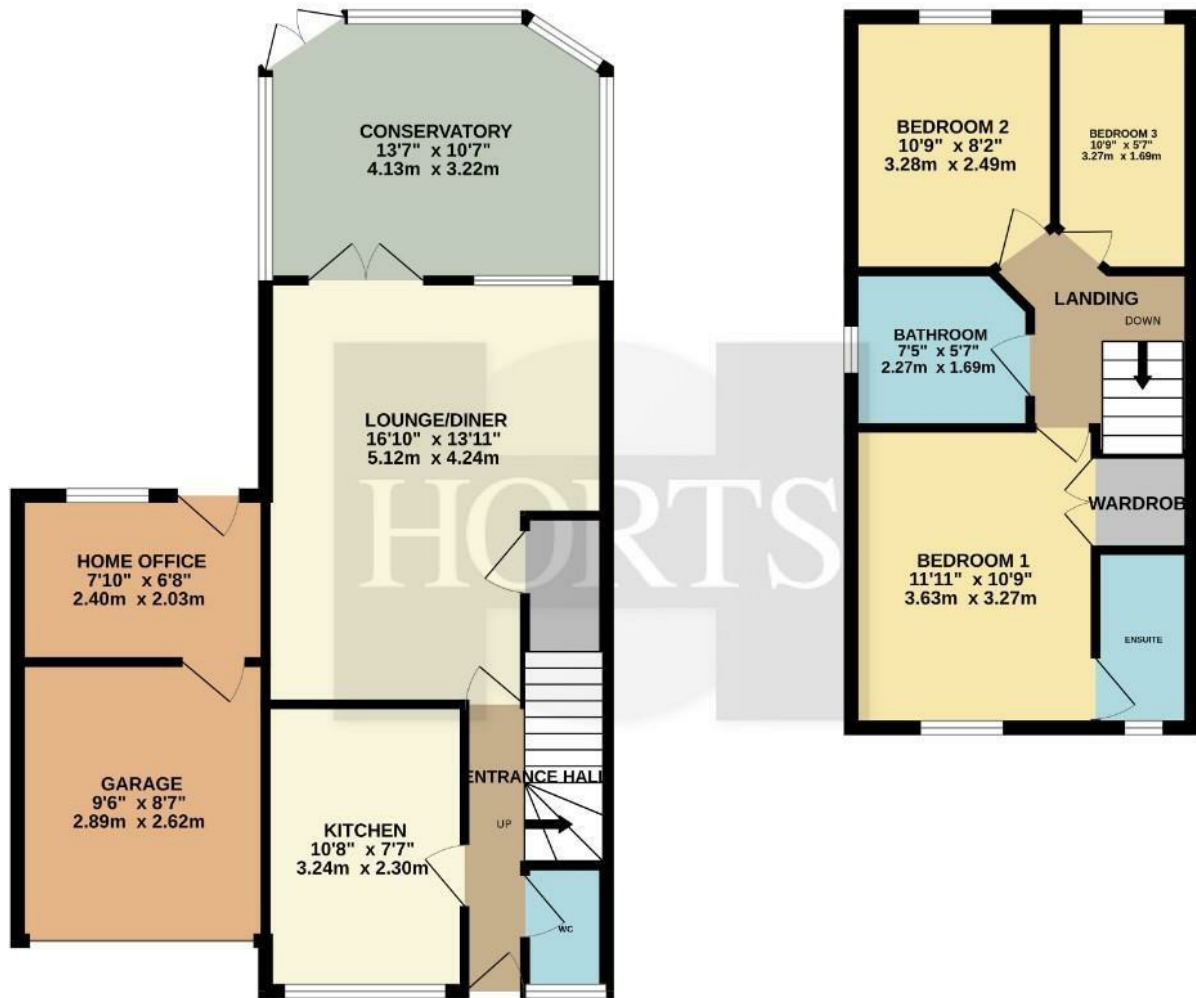






GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.

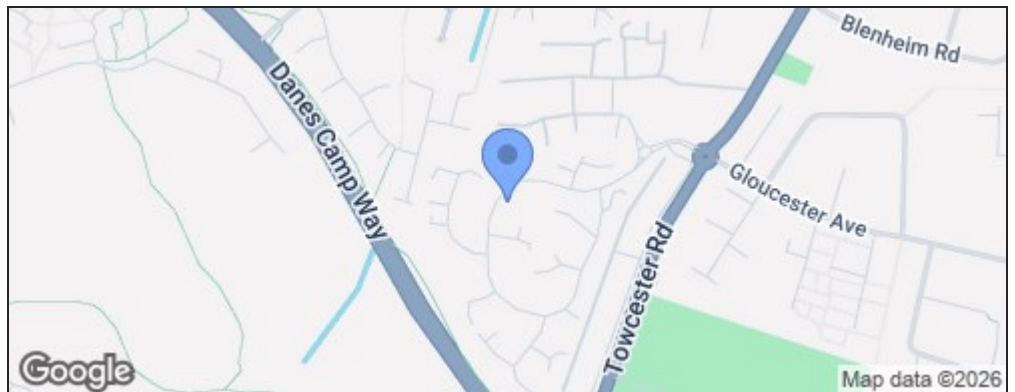
1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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	
	69	84



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.