13 Marsh Close
Crick
NORTHAMPTON
NN6 7TL

£310,000

- THREE BEDROOM SEMI DETACHED
- LOUNGE DINER
- DOUBLE GLAZING
- NO ONWARD CHAIN
- CUL-DE-SAC LOCATION
- BREAKFAST KITCHEN
- OIL FIRED CENTRAL HEATING
- ENERGY EFFICIENCY RATING E

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PERSONAL • PROFESSIONAL • PROACTIVE

This three bedroom semi detached home is set in the popular village of Crick, surrounded by rolling countryside and a welcoming community. The property offers a well balanced layout, beginning with an entrance hall that leads into a spacious lounge/dining room with adjoining garden room, creating a comfortable setting for everyday living. The fitted breakfast kitchen completes the ground floor arrangement.

Upstairs, there are three well proportioned bedrooms and a modern shower room. The home benefits from upvc double glazing and oil fired central heating, ensuring year round comfort.

Outside, the property enjoys generous gardens, along with a garage and off road parking.

Crick itself is a highly regarded village with a marina on the Grand Union Canal, a selection of pubs and restaurants, convenience stores, a post office and a village hall. It falls within the Guilsborough School catchment area and offers excellent access to major road links including the M1, M6, A5 and A14, making it an appealing choice for both local buyers and commuters.

Accommodation Comprises
Entry via upvc door with obscure double glazed panel and adjacent double glazed side screens into:

Entrance Hall
Stairs rising to first floor with timber balustrade. Understairs storage cupboard housing central heating boiler and consumer unit. Radiator. Dado rail. Doors off to kitchen and lounge/dining room.

Lounge / Dining Room
15'1" x 8'5" (4.60m x 2.58m)
Double glazed window to the front. Double glazed patio door to the rear leading to garden room. Open fireplace with hearth and surround. Two radiators. Coving to ceiling.

Garden Room
Of timber construction with glazed panels and a polycarbonate roof. Double doors to side.

Kitchen / Breakfast Room
15'1" x 8'5" (4.60m x 2.58m)
Fitted with a range of base and eye level units. Roll edge work surface space. One and a half bowl sink and drainer. Tiled splashbacks. Tiled floor. Space for a cooker. Space and plumbing for a washing machine. Space for a fridge. Radiator. Double glazed window to rear. Obscure double glazed door to side.

First Floor Landing
Double glazed window to front. Dado rail. Access to loft space. Timber doors off to bedrooms and shower room.

Bedroom One
11'5" x 10'9" (3.49m x 3.30m)
Double glazed window to front. Coving to ceiling. Radiator.

Bedroom Two
11'5" x 8'7" (3.49m x 2.64m)
Double glazed window to rear. Radiator. Airing cupboard housing hot water tank.

Bedroom Three
8'9" x 8'3" (2.68m x 2.53m)
Double glazed window to rear. Radiator

Shower Room
Shower cubicle with electric shower. Low flush w.c. Pedestal wash hand basin. Tiling to splash areas. Radiator.

Front Garden
Off road parking leading to garage. Side access to rear garden.

Garage

Rear Garden
Mainly laid to lawn. Wall to side. Timber fencing to rear. Shed. Oil tank.

Agents Note
Council Tax Band: C
Energy Efficiency Rating: E

ANTI-MONEY LAUNDERING CHECKS: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.

GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.

1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.

TOTAL FLOOR AREA : 794 sq.ft. (73.8 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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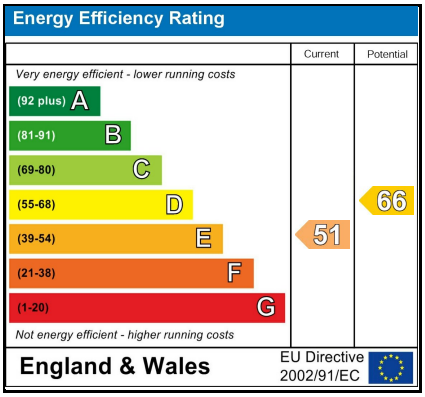

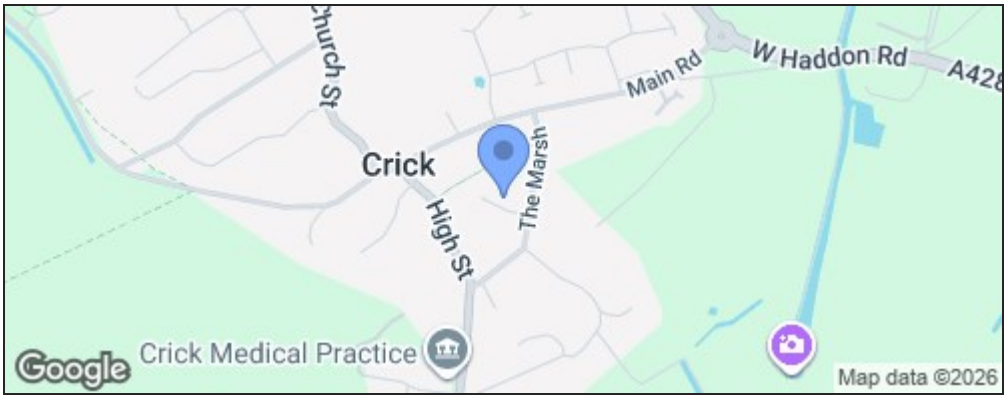

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