

## Probyn Close, Northampton NN3 5LN



**£215,000**

This chain free, three bedroom semi detached home is located in Southfields with a plethora of local amenities including shops, restaurants and green spaces. To the front of the property there is parking on a gravelled driveway leading to the front door and side access. The ground floor accommodation comprises a generous living room, dining room and fitted kitchen with access to the rear garden. To the first floor there are three well proportioned bedrooms and a family bathroom with three piece suite including a bath with shower over. To the rear garden there is laid lawn and mature trees. Further benefits include uPVC double glazing and gas central heating. The property is offered with vacant possession and represents an ideal opportunity for a wide range of buyers.

## **Front Garden**

Laid lawn to one side with gravelled area to the other side providing parking and leading to the front door and side access to the rear garden.

## **Hallway**

Radiator, stairs to first floor and door into lounge.



## **Lounge**

10'5" x 14'8" (3.2 x 4.493 )

Double glazed window, radiator, feature fireplace and open into the dining room.



## **Dining Room**

10'5" x 6'10" (3.185 x 2.1)

Double glazed window, radiator, under stairs storage cupboard and entrance into kitchen.



### **Kitchen**

3.174 x 1.976

Range of base and wall units, complemented by roll top work surfaces and tiled splashbacks. Integrated appliances include a gas hob with oven below and a sink with drainer. There is also a double glazed window and double glazed door that leads into the rear garden.

### **Landing**

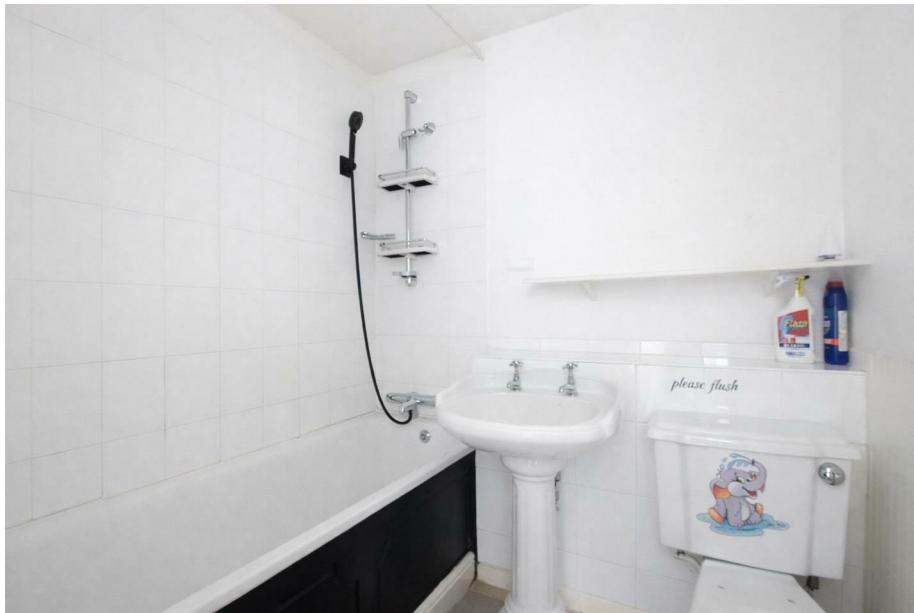
Doors to storage cupboard, three bedrooms and the family bathroom.



### **Bedroom One**

13'8" x 8'1" (4.182 x 2.488 )

Two double glazed windows, radiator and storage cupboard housing the boiler.



### **Family Bathroom**

Three piece suite including a bath with shower over, pedestal wash hand basin and low level WC.



### **Bedroom Two**

10'6" x 6'2" (3.203 x 1.9 )

Double glazed window and radiator.



### **Bedroom Three**

7'2" x 7'6" (2.195 x 2.296 )

Double glazed window and radiator.



### **Rear Garden**

Mainly laid to lawn with mature trees to the rear providing a natural backdrop. There is also side access via a gate.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	