115 Damselfly Road
Pineham
NORTHAMPTON
NN4 9ET

£300,000









- DETACHED FAMILY HOME
- EN-SUITE TO BEDROOM ONE
- DRIVEWAY FOR TWO CARS
- DOUBLE GLAZING & RADIATOR HEATING
- CLOSE TO UPTON COUNTRY PARK
- THREE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- ENCLOSED REAR GARDEN
- LOCAL SCHOOLS & AMENITIES
- ENERGY RATING: C

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Situated within this popular development, conveniently located for local schools and amenities, this well-presented family home offers accommodation comprising of an entrance hall, cloakroom, dual-aspect lounge and a kitchen/breakfast room with French doors opening onto the rear garden. To the first floor are three bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a family bathroom. Outside, the property features a driveway to the side providing off-road parking for two cars, along with a low-maintenance rear garden. Further benefits include uPVC double glazing and gas radiator central heating.

Ground Floor

Entrance Hall
Enter via double glazed door, door leading to lounge.

Lounge
15'10" x 9'8" (4.83 x 2.95)
Dual aspect windows to front and rear, open plant to inner hallway.

Inner Hallway
Stairs rising to first floor, understairs storage cupboard, doors to cloakroom and kitchen/breakfast room.

Cloakroom
Fitted with a two piece suite comprising low level WC, pedestal mounted sink, tiled splashbacks, obscured window to rear aspect.

Kitchen/Breakfast Room
15'9" x 9'2" (4.81 x 2.8)
Fitted with a range of wall and base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, built in electric oven, fitted gas hob with extractor over, splashbacks, built in dishwasher, built in fridge/freezer, built in washing machine, window to front aspect, French doors leading to rear garden.

First Floor

First Floor Landing
Window to front aspect, doors to all rooms.

Bedroom One
9'4" x 11'7" (2.86 x 3.55)
Window to front aspect, door leading to en suite.

En Suite
Fitted with a three piece suite comprising low level WC, pedestal mounted sink, double shower cubicle with shower over, tiled splashbacks. obscured window to rear aspect.

Bedroom Two
13'3" x 7'10" (4.04 x 2.4)
Window to front aspect, built in double wardrobe.

Bedroom Three
10'7" max x 7'10" (3.25 max x 2.4)
Window to rear aspect.

Bathroom
Fitted with a three piece suite comprising low level WC, pedestal mounted sink, panel bath with fitted shower over, tiled splashbacks, obscure window to rear aspect.

Externally

Front Garden
Low level hedge, enclosed path to front door, driveway to the side providing off road parking for two cars.

Rear Garden
Enclosed garden, laid to patio and artificial grass. decked area, gated side access, hard standing for shed, enclosed by timber fencing.

Agents Notes
Council Tax Band: D

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.
















Everton





GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.

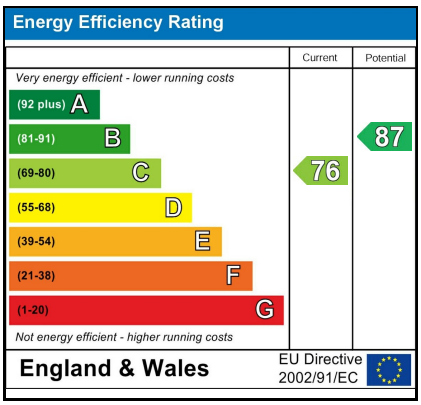


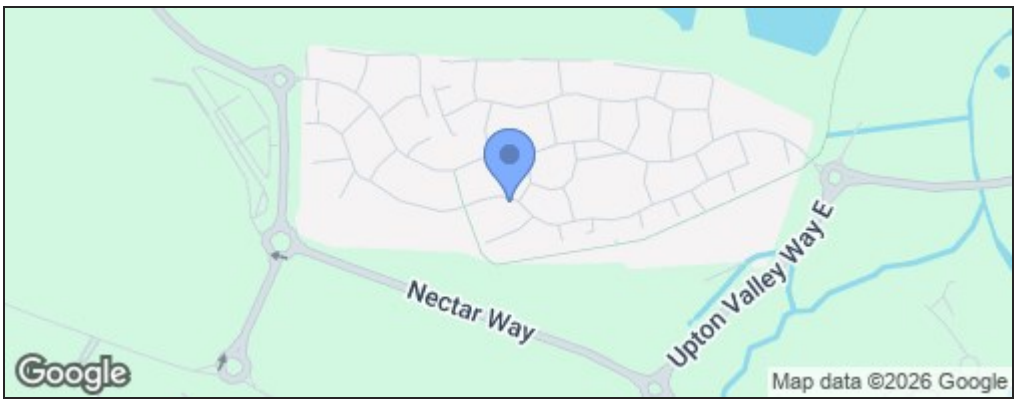
1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.9 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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