



# Flinters Close

Wootton Fields, Northampton

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SALES & LETTINGS



## Flinters Close

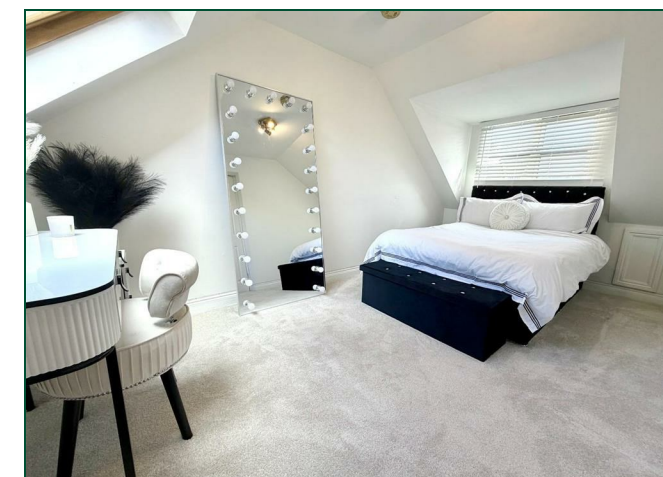
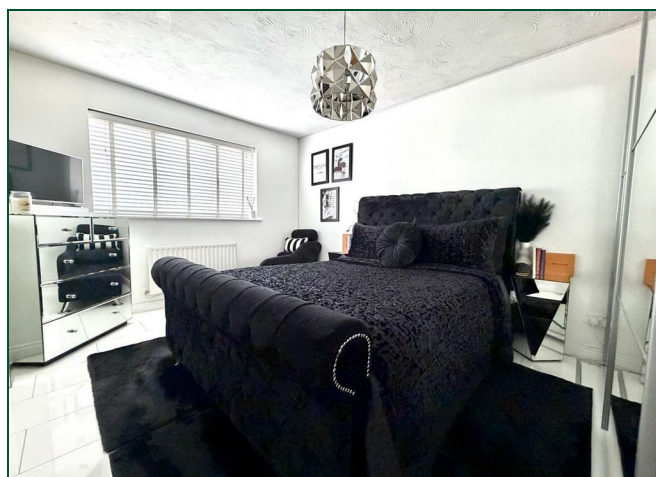
Wootton Fields  
NN4 6BH

Offers Over  
£400,000

This well positioned four bedroom detached family home is offered for sale in the ever popular residential area of Wootton Fields. This property is ideally located close to local schools, shops and other amenities and within close proximity to the M1 and A45.

The accommodation comprises entrance hall, cloakroom/WC, sitting room, dining room, conservatory, updated kitchen and utility room. To the first floor are four bedrooms and a family bathroom with en-suite to the master bedroom. Outside is an enclosed rear garden laid mainly to lawn with patio area and low maintenance frontage with block paved driveway to the front providing ample off road parking. Further benefits include uPVC double glazing and gas radiator heating. (B/1300/M)

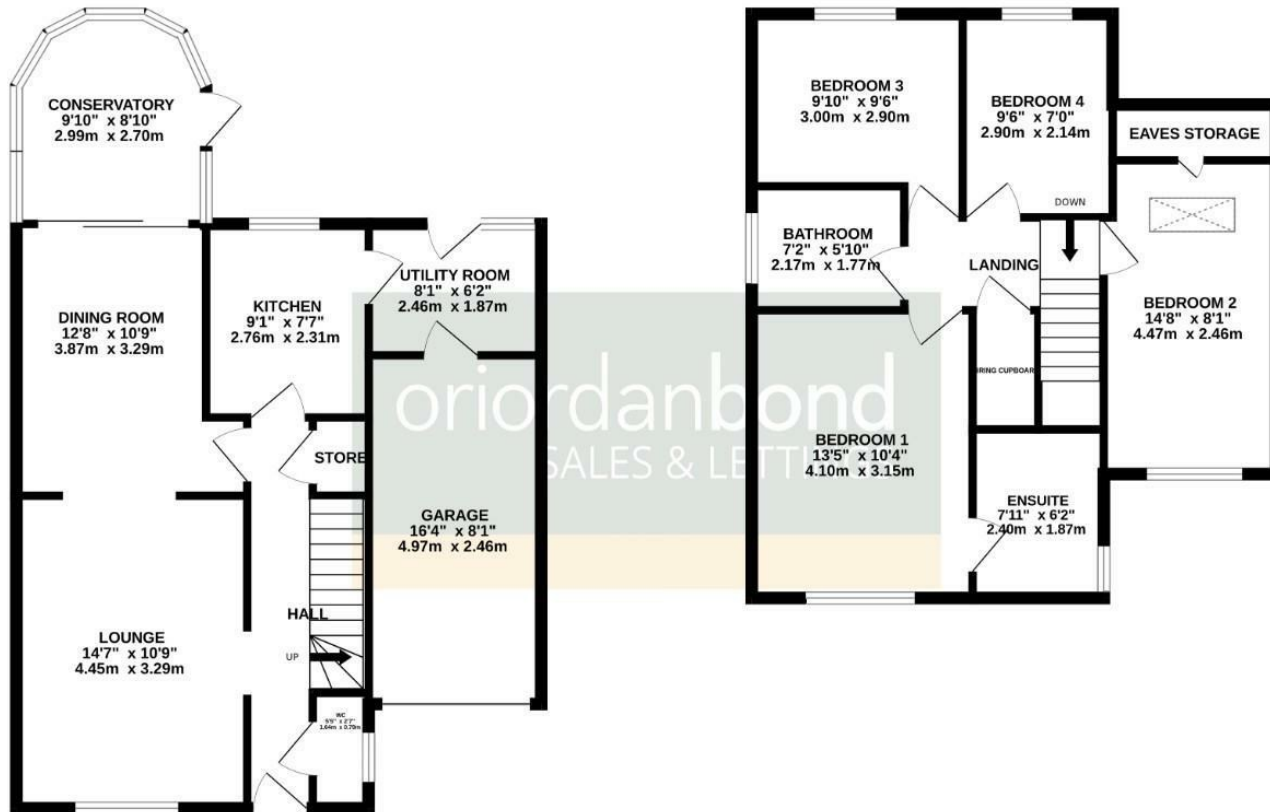
- Four bedroom detached family home
- En-suite to master bedroom
- No chain onwards
- Upgraded kitchen with utility room
- Enclosed rear garden
- Ample off road parking and integral garage





GROUND FLOOR  
710 sq.ft. (66.0 sq.m.) approx.

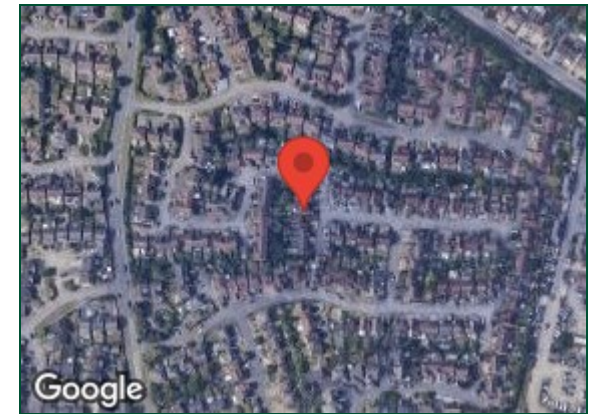
1ST FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1300 sq.ft. (120.8 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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#### Additional information

- Council Tax Band: D
- Energy Efficiency Rating:

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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