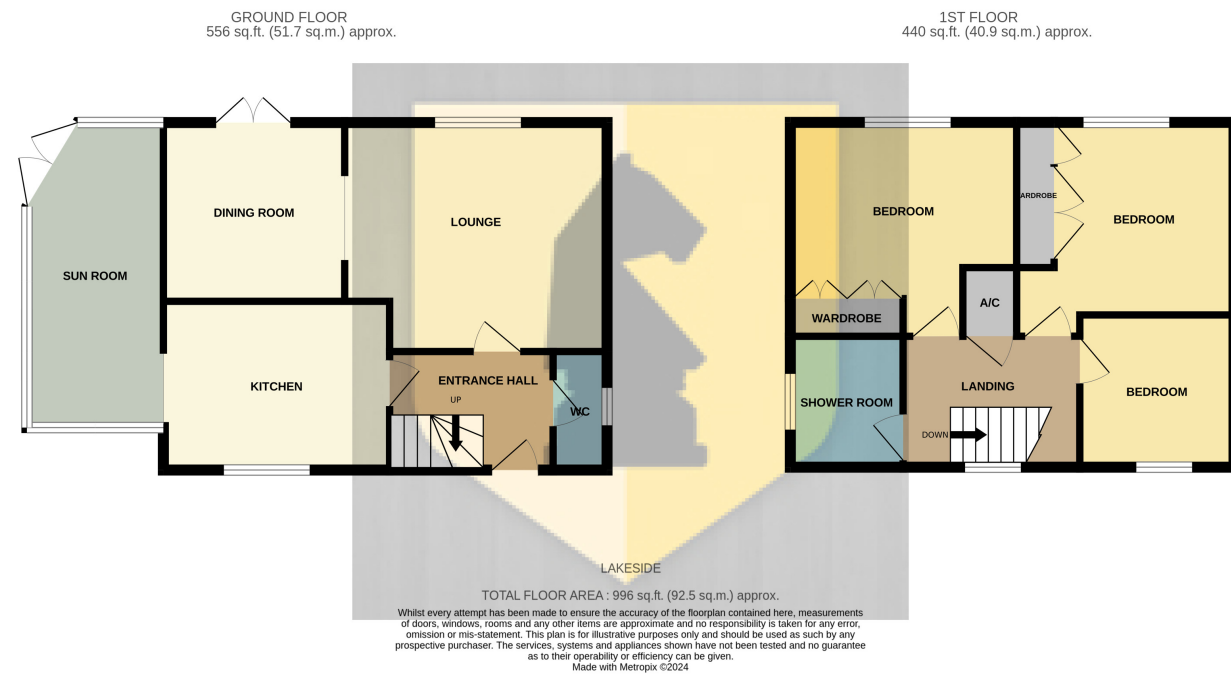


Make the right move!



28 Lakeside Drive, Northampton. NN3 5EL.

£265,000 Freehold

Edward Knight Estate Agents are delighted to offer to the market this well presented three bedroom detached family home situated at the end of a quiet cul-de-sac location within the sought after Ecton Brook. The accommodation briefly comprises; entrance hall, WC, lounge, diner, kitchen and conservatory. To the first floor are three bedroom and a shower room. Externally there are gardens to the front and rear with a driveway leading to the detached single garage. The property is offered in modern condition throughout and further benefits from gas radiator heating with a recently installed gas boiler, fully owned income producing solar panels and upvc double glazing. Situated at the end of a cut-de-sac this property also benefits from not being overlooked to the rear.

**PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



### Entrance Hall

Entry gained via a upvc double glazed door. Stairs rising to the first floor. Doors to;

### WC

Upvc double glazed window to the side aspect. Two piece suite comprising of a low flush WC and wash hand basin. Wall mounted boiler.

### Lounge

14' 1" x 11' 4" (4.29m x 3.45m) Feature stone fireplace. Upvc double glazed window to the rear aspect.

### Diner

9' 0" x 8' 10" (2.74m x 2.69m) Upvc double glazed French doors to the rear garden. Radiator.

### Kitchen

11' 5" x 8' 9" (3.48m x 2.67m) Fitted modern kitchen suite comprising of a range of base and eye level units with work surfaces mounted over. Inset butler sink with instant hot water tap. Integrated appliances include, dishwasher, washing machine, fridge, freezer, microwave, electric oven and gas hob. Cupboard. Upvc double glazed window to the front aspect.

### Conservatory

15' 7" x 7' 0" (4.75m x 2.13m) Of UPVC and brick construction with tiled floor. Upvc double glazed French doors to the rear garden.

### Landing

Loft hatch. Airing cupboard. Upvc double glazed window to the front aspect. Doors to;

### Bedroom One

11' 5" x 11' 0" (3.48m x 3.35m) Upvc double glazed window to the rear aspect. Radiator. Fitted wardrobes.

### Bedroom Two

11' 6" x 10' 0" (3.51m x 3.05m) Upvc double glazed window to the rear aspect. Radiator. Fitted wardrobes.

### Bedroom Three

8' 5" x 7' 10" (2.57m x 2.39m) Upvc double glazed window to the rear aspect. Radiator.

### Shower Room

Fitted three piece suite comprising of a low flush wc, wash hand basin and shower with screen. Upvc double glazed window to the side aspect.

### Front Garden

Laid to lawn with pathways leading to the front door and garden. A driveway leads to the garage.

### Rear Garden

A landscaped garden which has a patio and decked areas. Attractive planted borders. Excellent degree of privacy to the rear. Courtesy door to the garage. Gate to the front.

### Single Garage

Accessed via a metal up and over door. Power and light connected. Door accessed via the garden.

