



7 KEDLESTON CLOSE

NORTHAMPTON

£320,000 FREEHOLD



- sales
- lettings
- town & country



## 7 Kedleston Close | Northampton | NN4 0WF

Merrys are delighted to offer for sale this three bedroom detached property in the popular area of East Hunsbury, close to outstanding local schools and well located for road links to the A45, M1 and A43. Situated on a generous corner plot, this house has a generous and private rear garden and also benefits from a single detached garage with driveway for two cars. On the ground floor there is a lounge, kitchen/diner and cloakroom WC. On the first floor there are three bedrooms, with en-suite bathroom to bedroom 1 and family bathroom. Offered with no onward chain. Further benefits include gas radiator central heating and recently installed UPVC windows.

Cul de sac location | Close to outstanding local schools | Single Garage and driveway parking |  
UPVC Double glazing | Generous rear garden | No onward chain | En-suite bathroom /downstairs WC



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Wootton Hope Drive, Northampton, NN4 6DY  
MERRYS.CO.UK







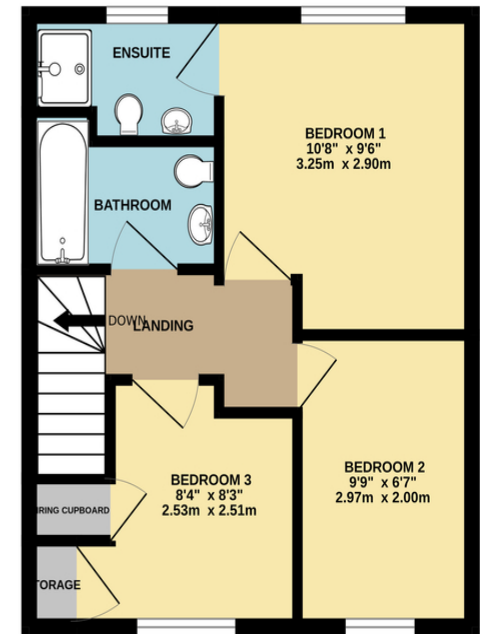
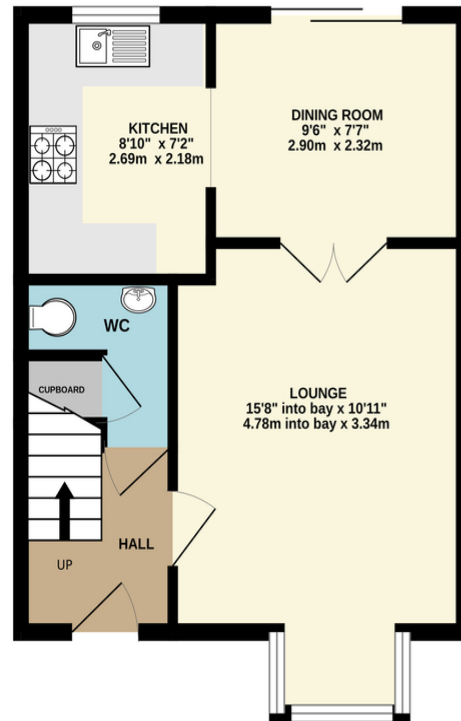


GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.

TOTAL FLOOR AREA : 696 sq.ft. (64.7 sq.m.) approx.

1ST FLOOR  
340 sq.ft. (31.6 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.  
Made with Metropix 6/2025



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		



