



67 BATTALION DRIVE

WOOTTON | NORTHAMPTON

£520,000 FREEHOLD



-  sales
-  lettings
-  town & country



## 67 Battalion Drive | Wootton | Northampton | NN4 6RX

Located on the popular Simpson Manor Estate in Wootton is this delightful four bedroom Jelson Built family home with detached double garage. On the ground floor you will find a 24ft dual aspect lounge , refitted high gloss kitchen , dining room (currently used as a study) and cloakroom WC. The first floor boasts four generous bedrooms, with en-suite to master and a family bathroom. To the front of the property there is side by side parking in front of the double detached garage, which has side courtesy door leading to the rear garden. The rear garden is private and has been landscaped to ensure low maintenance and includes a large storage shed.

Four bedroom executive home | Double detached garage | En-suite to master bedroom |

Re-fitted kitchen | Popular quiet location | Close to local schools and amenities



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







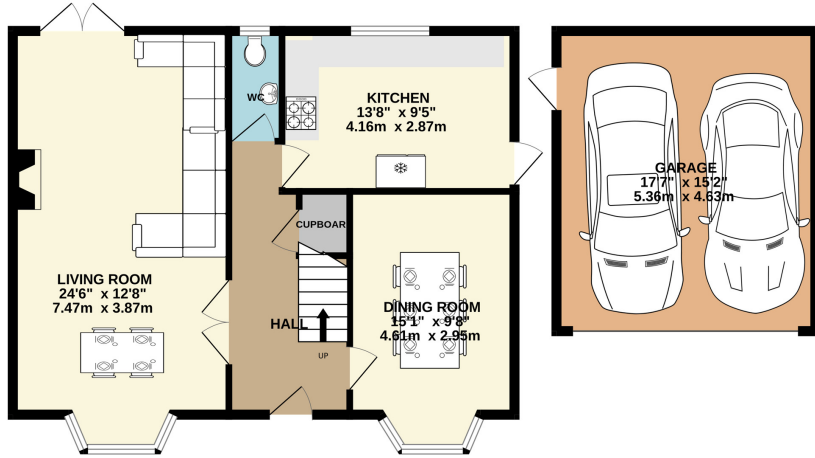




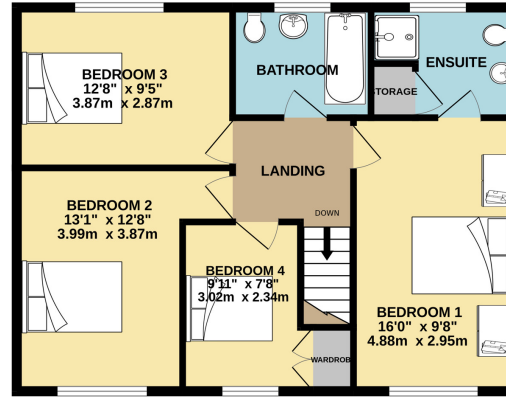




GROUND FLOOR  
945 sq.ft. (87.8 sq.m.) approx.



1ST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1607 sq.ft. (149.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	83
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	