

Make the right move!

GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.

1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1160 sq.ft. (107.7 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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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.



15 Washington Street, Northampton. NN2 6NN.

£335,000 Freehold

Edward Knight Estate Agents are delighted to offer to the market this immaculately presented, recently constructed three bedroom detached property situated in the sought after Kingsthorpe village. Constructed in 2013 by local builders the spacious accommodation briefly comprises; entrance hall, WC, lounge, dining room, kitchen/diner. To the first floor there are three double bedrooms with an en suite to the master and a family bathroom. Externally there is a rear courtyard style garden and a parking space. Further benefits include gas radiator heating and upvc double glazing. The property is offered in excellent order throughout and is sold with no onward chain.

Entrance Hall

Tiled floor. Stairs to the first floor. Radiator.

Lounge

12' 7" x 11' 9" (3.84m x 3.58m) Two upvc double glazed windows to the front and side aspects. Radiator.

Dining Room

15' 8" x 8' 6" (4.78m x 2.59m) Upvc double glazed French doors to the rear garden. Radiator.

Kitchen/Diner

21' 0" x 9' 1" (6.40m x 2.77m) Fitted white gloss suite with contrasting work surfaces mounted over. Inset sink and drainer unit with mixer tap over. Fitted electric oven, gas hob and extractor over. Space and plumbing for white goods. Tiled floor. Upvc double glazed door and window to the rear garden. Two upvc double glazed windows to the side aspect.

WC

Fitted two piece suite comprising of a low flush WC and wash hand basin.

Landing

Loft hatch. Airing cupboard. Doors to;

Bedroom One

15' 0" x 10' 4" (4.57m x 3.15m) Upvc double glazed window to the front aspect. Radiator.

En Suite

Three piece suite comprising of a low flush WC, wash hand basin and shower enclosure. Towel Radiator. Upvc double glazed window to the front aspect.

Bedroom Two

10' 6" x 10' 0" (3.20m x 3.05m) Upvc double glazed window to the rear aspect. Radiator.

Bedroom Three

11' 6" x 10' 6" (3.51m x 3.20m) Upvc double glazed window to the side aspect. Radiator.

Bathroom

Fitted three piece suite comprising of a low flush WC, wash hand basin and panelled bath with shower above. Heated towel rail. Upvc double glazed window to the rear aspect.

Rear Garden

Low maintenance courtyard style garden which comprises of gravel and paved patio. Additionally there is a parking space.

