



25 WICKERY DENE
WOOTTON | NORTHAMPTON
£350,000 FREEHOLD



-  sales
-  lettings
-  town & country

25 Wickery Dene | Wootton | Northampton | NN4 6BE

Being offered for sale with NO CHAIN is this delightful three bedroom detached house in a sought after cul-de-sac location of Wootton Fields. Located close to local schools and amenities this family home offers accommodation across two floors to include a spacious lounge, kitchen/breakfast room, cloakroom WC, dining room and conservatory on the ground floor and three bedrooms with en-suite to master and family bathroom on the first floor. A pleasant, light and airy property with gardens to front and rear. An early viewing is highly recommended.

Three bedroom detached | Conservatory | Kitchen/breakfast room and separate dining room |
Built in storage | En-suite to main bedroom | Cul-de-sac location | Close to local schools and amenities |
NO CHAIN



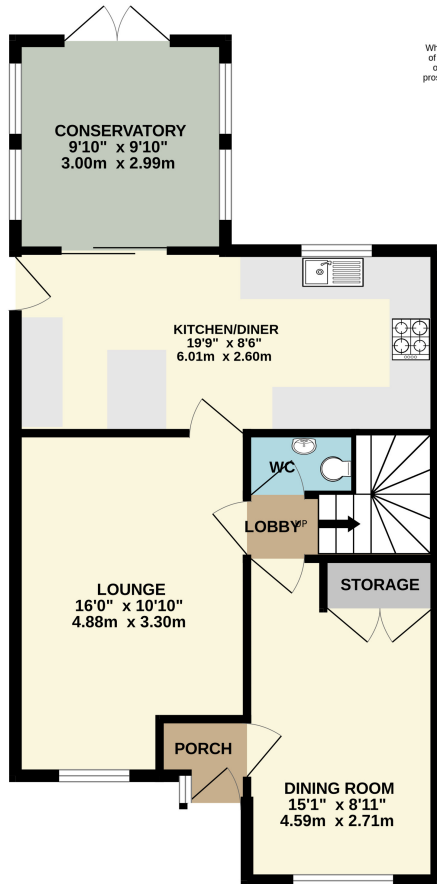
Wootton Hope Drive, Northampton, NN4 6DY
MERRYS.CO.UK







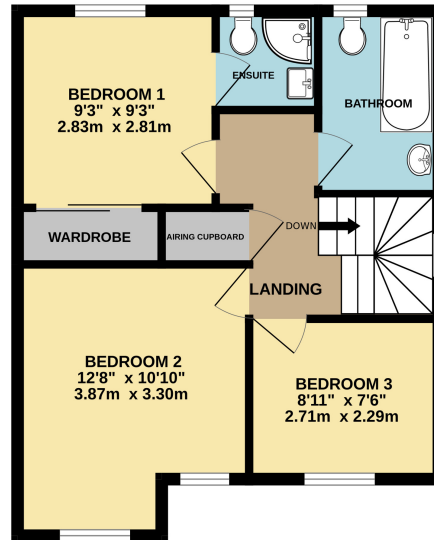
GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 1078 sq.ft. (100.1 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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1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



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1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		59	81
England, Scotland & Wales		EU Directive 2002/91/EC	