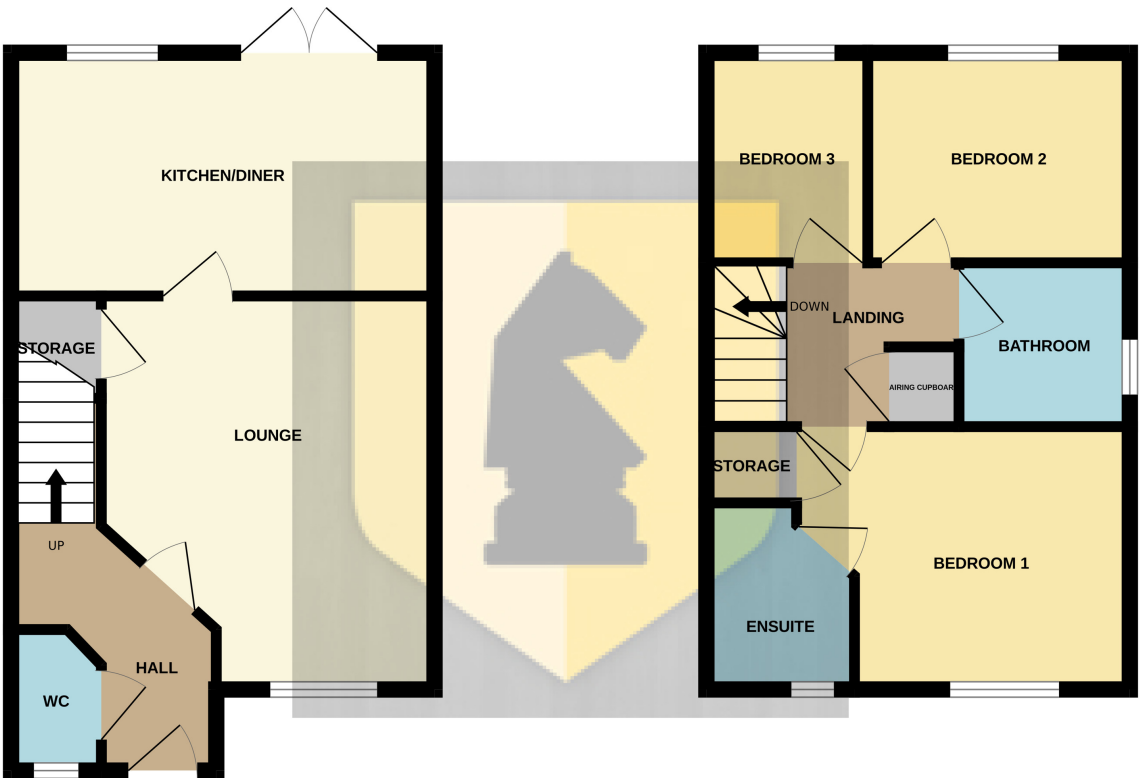


Make the right move!



GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.

1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.6 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.
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6 Lamport Lane, Northampton. NN2 7DW.

£285,000 Freehold

Edward Knight Estate Agents are delighted to offer to the market this immaculately presented three bedroom semi-detached property situated on the popular development of Scholars Green. Built by Persimmon to the Hanbury design the accommodation briefly comprises; entrance hall, WC, lounge, kitchen/diner. To the first floor there are three bedrooms with an en suite to the master and a bathroom. Externally there is a driveway to the front for two vehicles and to the rear is an enclosed garden.

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 composite front door. Stairs rising to the first floor.

WC

Fitted two piece suite comprising of a low flush WC and pedestal wash hand basin. Radiator. Upvc double glazed window to the front aspect.

Lounge

14' 3" x 12' 1" (4.34m x 3.68m) Upvc double glazed window to the front aspect. Radiator. Storage cupboard.

Kitchen/Diner

15' 4" x 8' 10" (4.67m x 2.69m) Fitted modern kitchen in white gloss comprising of a range of fitted units with work surfaces mounted over. Inset sink and drainer unit with mixer tap over. Fitted electric oven, gas hob and extractor hood mounted over. Integrated appliances also include, fridge/freezer, dishwasher and washing machine. Upvc double glazed window to the front aspect. Upvc double glazed French doors onto the rear garden. Radiator.

Landing

Airing cupboard. Loft hatch. Doors to;

Bedroom One

12' 0" x 9' 6" (3.66m x 2.90m) Upvc double glazed window to the front aspect. Radiator. Storage cupboard.

En Suite

Fitted three piece suite comprising of a low flush WC, pedestal wash hand basin and shower cubicle. Radiator. Double glazed window to the front aspect.

