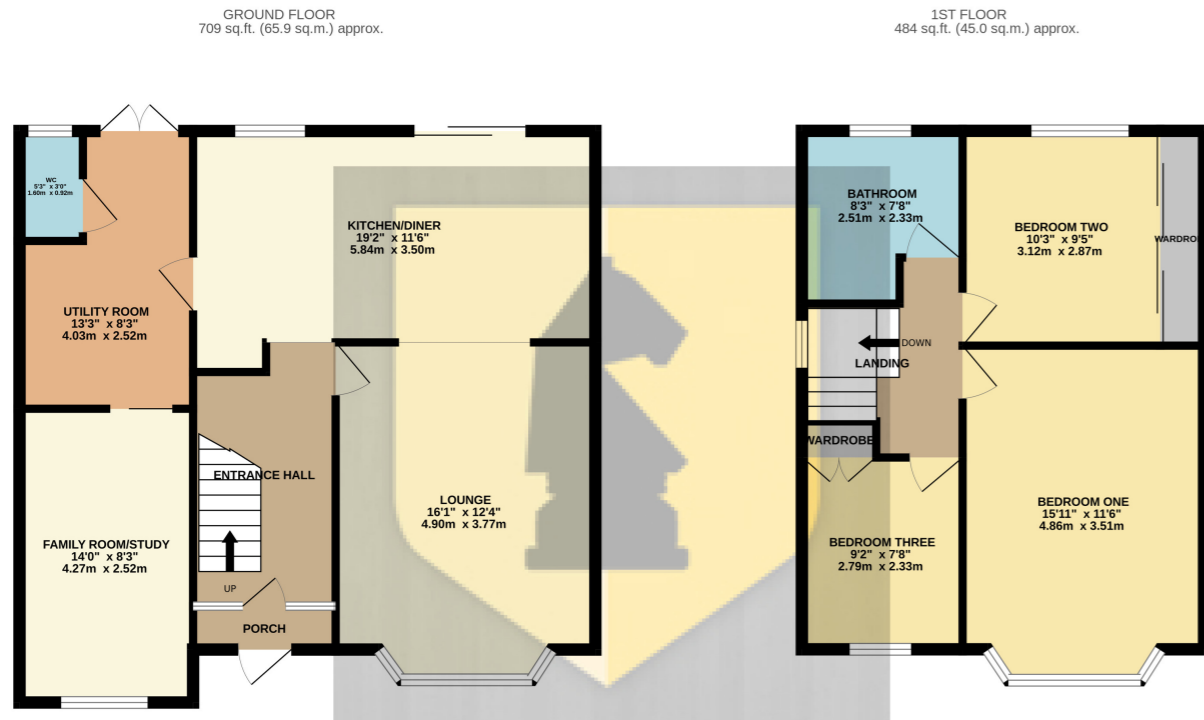


Make the right move!



TOTAL FLOOR AREA: 1193 sq.ft. (110.9 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.

**5 The Bartons Close, Northampton. NN5 7HQ.**

**£389,995 Freehold**

Edward Knight Estate Agents are delighted to offer for sale this beautifully presented, much improved and extended family home which is well positioned within a quiet cul-de-sac location, close to the centre of Dallington Village. The accommodation briefly comprises: Porch, hallway, lounge, kitchen/diner, study, utility room and wc. To the first floor: Landing, three bedroom and a refitted four piece family bathroom. Externally; Driveway providing off road parking and landscaped front garden, to the rear is a beautifully landscaped garden with a summerhouse that benefits power and lighting to the rear of the garden. Early Viewings highly recommended to appreciate the superb space this family home has to offer.

## Ground Floor

### Porch

Entry via UPVC door. Tiled flooring. Hardwood door into:

### Hallway

Stairs leading to the first floor. Radiator. Doors into:

### Lounge

15' 6" x 12' 5" (4.72m x 3.78m) Double glazed bay window to the front aspect. Radiator. Kahrs engineered wood flooring and inset wood burning stove with spotlights to the ceiling. Opening into:

### Kitchen/Diner

19' 0" x 10' 0" (5.79m x 3.05m) Impressive kitchen has an attractive range of base and eye level cupboards with timber worktop surfaces, both updated in 2022, inset butler sink unit and range of fitted appliances which included double electric oven. Gas hob with extractor hood above and an integrated dishwasher. The dining area has double doors leading to the rear garden and the whole area benefits from Kahrs engineered wood flooring.

### Utility Room

Range of base and eye level units with timber work surface mounted over. Space and plumbing for washing machine and tumble dryer. Upvc double glazed double doors leading to the rear garden.

### WC

Two piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Radiator. Obscured double glazed window to the rear aspect.

## Family Room/Office

Entry via a beautiful timber sliding door. Upvc double glazed window to the front aspect. Radiator.

## First Floor

### Landing

Upvc double glazed window to the side aspect. Doors into:

### Bedroom One

16' 0" x 11' 7" (4.88m x 3.53m) Double glazed bay window to the front aspect. Radiator.

### Bedroom Two

11' 7" x 10' 0" (3.53m x 3.05m) Upvc double glazed window to the rear aspect. Radiator. Built in wardrobes with sliding doors.

### Bedroom Three

9' 1" x 7' 3" (2.77m x 2.21m) Upvc double glazed window to the front aspect. Radiator. Built in wardrobe.

### Bathroom

Four piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Bath. Walk in shower with electric shower system. Two Upvc double glazed windows to the side and rear aspect. Chrome heated towel rail.

## Externally

### Front Garden

Driveway providing off road parking. Lawn to the side aspect.

## Rear Garden

A superb landscaped rear garden with attractive aspect to the rear enjoying a sunny westerly aspect. Timber decking area with steps leading to lawns with flower and shrub borders. In addition, there is a summerhouse to the rear of the garden with power connected and several mature trees and shrubs.

