

Make the right move!



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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**41 Dixon Road, Northampton. NN2 8XE.**

**£425,000 Freehold**

Edward Knight Estate Agents are pleased to offer to the market this immaculately presented five bedroom detached family home situated in the sought after location of Kingsthorpe. In brief the accommodation comprises; entrance hall, lounge, kitchen/diner, utility room, wc and bedroom five with ensuite. To the first floor there are an additional four double bedrooms with an ensuite to the master and a family bathroom. To the front of the property is a driveway for three vehicles. To the rear is a generous, landscaped garden which offers a good deal of privacy. The property is offered in excellent decorative order throughout and further benefits from gas radiator heating and upvc double glazing.

**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.



## Ground Floor

### Hallway

Entry via a composite door. Radiator. Under stairs storage. Stairs leading to the first floor. Doors into:

### Lounge

16' 2" x 10' 4" (4.93m x 3.15m) UPVC Double glazed window to the front aspect. Radiator.

### Kitchen/Diner

12' 5" x 9' 9" (3.78m x 2.97m) Fitted modern kitchen suite comprising of a range of base and eye level units with contrasting work surface mounted over. Inset one and a half bowl unit with mixer tap over. Fitted double electric oven. Fitted four ring hob with extractor built in. integrated dishwasher, fridge/freezer. Double glazed window to rear aspect. UPVC double glazed Bifold doors leading to the rear garden.

### Utility Room

Fitted modern suite comprising of a range of base and eye level units with contrasting work surface mounted over. Space and plumbing for washing machine and tumble dryer. Wall mounted boiler. Radiator. Double glazed door leading to the side aspect.

### WC

Two piece suite comprising: Low flush Wc. Wash hand basin. Radiator. Obscured double glazed window to the rear aspect.

### Bedroom 5/Family Room

12' 8" x 7' 10" (3.86m x 2.39m) UPVC double glazed window to the front aspect. Radiator. Door into:

### En Suite

Three piece suite comprising: Low flush Wc. Wash hand basin. Enclosed shower cubicle. Radiator.

### First floor

### Landing

Airing cupboard. Doors into:

### Bedroom One

15' 3" x 11' 0" (4.65m x 3.35m) UPVC double glazed window to the front aspect. Radiator. Built in wardrobes. Door into:

### En Suite

Three piece suite comprising: Low flush Wc. Wash hand basin. Enclosed shower cubicle. Radiator. Obscured double glazed window to the front aspect.

### Bedroom Two

13' 11" x 8' 3" (4.24m x 2.51m) UPVC double glazed window to the front aspect. Radiator. Built in wardrobe.

### Bedroom Three

11' 1" x 8' 0" (3.38m x 2.44m) UPVC double glazed window to the rear aspect. Radiator.

### Bedroom Four

11' 6" x 7' 6" (3.51m x 2.29m) UPVC double glazed window to the rear aspect. Radiator.

## Bathroom

Three piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Panelled P bath with shower over. Chrome radiator. Fully tiled. Obscured UPVC double glazed window to the rear aspect.

## Externally

### Front Garden

Fully blocked paved driveway providing off road parking for multiple cars.

### Rear Garden

Generous size garden with a large decking area leading to artificial lawn. To the rear of the garden is an under cover timber built bar and social area. Side gate to the front aspect.

