



**Rosedale**  
PROPERTY AGENTS

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**70 Castle Drive, Northborough PE6 9DL**

**£250,000**



**\*\*\* IDEAL FIRST TIME BUY OR INVESTMENT \*\*\*** This well presented three bedroom semi-detached home enjoys a generous corner plot in the highly sought-after village of Northborough. The property offers an inviting entrance hall, a spacious open plan lounge/diner leading into a modern kitchen, and a bright conservatory. Upstairs features two double bedrooms, a single bedroom, and a family bathroom. Outside, the property benefits from generous gardens, a single garage, and off road parking for two vehicles. Council Tax Band B / EPC Energy Rating D.

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### UPVC DOUBLE GLAZED DOOR INTO:

#### ENTRANCE HALL

Radiator, coving to ceiling. and stairs to first floor accommodation.  
 UPVC double glazed window to the front.

Door to:

#### LOUNGE / DINER

7.97m max x 4.16m max (26' 2" x 13' 8") (Approx) Feature fireplace, coving to ceiling, two radiators, wainscoting to walls and laminate flooring. UPVC double glazed window to the front.

Opening to:

#### KITCHEN

2.82m x 2.39m (9' 3" x 7' 10") (Approx) Fitted with a range of eye level and base units with worktop over. Stainless steel sink and drainer with mixer tap over. Oven, gas hob with extractor hood over. Space and plumbing for washing machine, 3/4 dishwasher, and fridge / freezer. Laminate flooring. UPVC double glazed window to the rear.

#### CONSERVATORY

4.07m x 2.11m (13' 4" x 6' 11") (Approx) Brick and UPVC construction. Laminate flooring. UPVC double glazed door to the garden.

#### LANDING

UPVC double glazed window to the side, radiator and loft access.

#### BEDROOM ONE

3.31m x 3.15m (10' 10" x 10' 4") (Approx) UPVC double glazed window to the front, radiator and coving to ceiling.

#### BEDROOM TWO

4.08m x 2.57m (13' 5" x 8' 5") (Approx) UPVC double glazed window to the front, radiator and coving to ceiling.

#### BEDROOM THREE

2.24m x 1.88m (7' 4" x 6' 2") (Approx) UPVC double glazed window to the front, radiator, coving to ceiling and storage over bulkhead.

#### BATHROOM

Fitted with a three piece suite comprising bath with shower over, wash hand basin with storage cupboards under and low level WC. Laminate flooring, chrome heated towel rail and airing cupboard. UPVC double glazed window to the side.

#### OUTSIDE

To the front, the property is mainly laid to lawn with path leading to front door, and mature hedging.

To the rear, the garden is mainly laid to lawn with gravel area, and is enclosed by timber fencing and walling. Gated access to the front, and to rear parking. Mature shrubs and hedges, patio area with path leading to rear.

#### SINGLE GARAGE

Up and over door. Side by side parking for two cars.

#### AGENT NOTE

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

