



22 CLOVER LANE  
WOOTTON | NORTHAMPTON  
£540,000 FREEHOLD



-  sales
-  lettings
-  town & country

## 22 Clover Lane | Wootton | Northampton | NN4 6FT

Merrys are delighted to offer for sale this 4 bedroom modern detached executive home situated on an enviable plot on St. Georges fields in Wootton. With views over Nettle Gap Spinney and tucked away at the end of a cul-de-sac, this family home has parking for several vehicles and a double detached garage. Built in 2018, you will find all the benefits of a modern home with a popular layout consisting of open plan kitchen/diner spanning the back of the property, a utility room, downstairs cloakroom WC, spacious lounge and separate study on the ground floor and four generous bedrooms with en-suite to master and family bathroom on the first floor. The kitchen has built in appliances to include integrated fridge, freezer, dishwasher, oven, hob and extractor. The rear garden has been landscaped to provide a large patio area and paved outside dining area.

Council tax band E , EPC rating B.

Four bedroom detached | Double detached garage | Off road parking for several vehicles |  
No onward chain | Landscaped garden to the rear | Views over Nettlegap Spinney | Open plan kitchen/diner |  
Built in wardrobes | Built in appliances



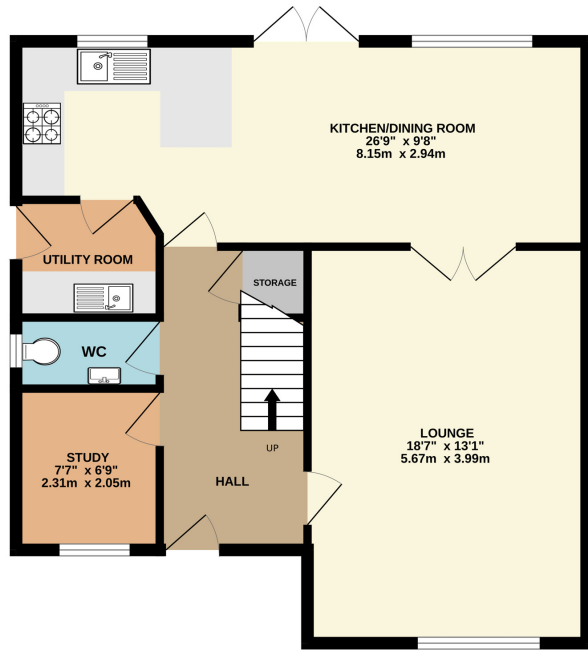
Wootton Hope Drive, Northampton, NN4 6DY  
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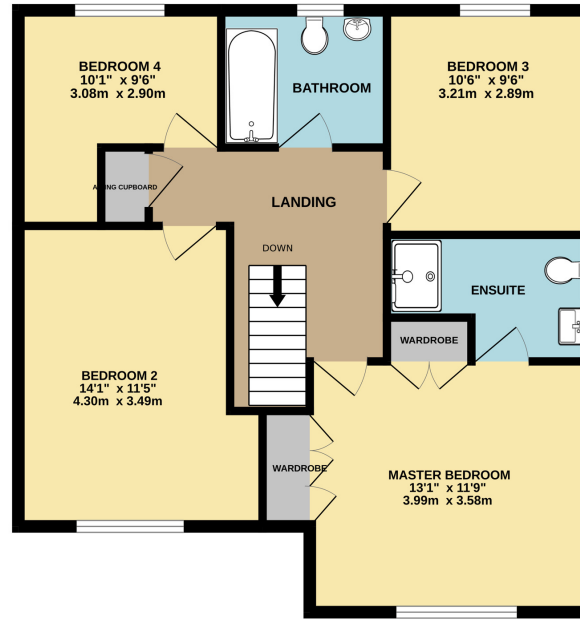




GROUND FLOOR  
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR  
700 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 1396 sq.ft. (129.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	84	93
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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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