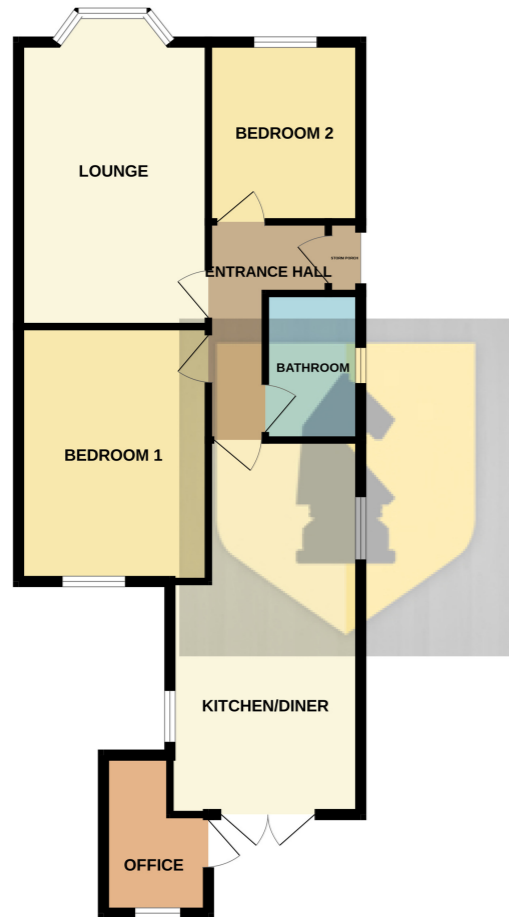


Make the right move!

GROUND FLOOR
685 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA: 685 sq.ft. (63.7 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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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.

102 Bants Lane, Duston, Northampton. NN5 6AJ.

£245,000 Freehold

Edward Knight Estate Agents are delighted to offer to the market this newly refurbished and extended two bedroom semi-detached bungalow. This immaculately presented home benefits from a full refurbishment program including, newly fitted electric wiring system, newly fitted gas combination boiler and radiator system with new pipework, upvc double glazing kitchen and bathroom suites, new carpentry including internal doors, re-plastering and floor coverings. In brief the accommodation comprises; entrance hall, lounge, kitchen/diner, two bedrooms and bathroom which has a full sized fitted bath and an externally accessed, adjoining office space which would also be a useful utility space if required. Externally there is a driveway to the front offering plenty of parking and an enclosed rear garden with a new porcelain patio and fresh turf. Additionally this property is offered with NO CHAIN.

Tel: 01604 632433

www.edwardknight.co.uk

Entrance Hall

Radiator. Loft hatch. Herringbone pattern LVT flooring. Doors to;

Lounge

16' 7" x 10' 0" (5.05m x 3.05m) Upvc double glazed bay window to the front aspect. Radiator.

Kitchen/Diner

19' 10" x 10' 0" (6.05m x 3.05m) Newly fitted shaker kitchen suite comprising of a range of base and eye level units with work surfaces mounted over. Inset one and a half bowl sink and drainer unit with tap over. Fitted electric oven, hob and extractor hood mounted over. Space and plumbing for a washing machine and dishwasher. Space for an upright fridge/freezer. Space for a dining table. Radiator. Two upvc double glazed windows to the side aspects. Upvc double glazed french doors to the rear garden.

Bedroom One

13' 6" x 10' 0" (4.11m x 3.05m) Upvc double glazed window to the rear aspect. Radiator.

Bedroom Two

9' 6" x 8' 0" (2.90m x 2.44m) Upvc double glazed window to the front aspect. Radiator.

Bathroom

7' 9" x 5' 0" (2.36m x 1.52m) Newly fitted three piece suite comprising of a low flush WC, vanity wash hand basin unit and a panelled full sized bath with fitted mains shower attachment with additional rainfall shower head. Heated chrome towel rail. Upvc double glazed window to the side aspect.

Office

8' 4" Maximum Measurement x 5' 5" (2.54m x 1.65m) Upvc double glazed window to the rear aspect. Radiator. Accessed externally via a upvc double glazed door.

Front Garden

Block paved driveway for several vehicles with a raised gravel bed. Path leads to the front entrance and rear garden via a gate.

Rear Garden

Newly laid lawn and porcelain tiled patio. Graveled borders, brick shed/outhouse. Established shrubs and small trees to the rear boundary. Enclosed with timber paneled fencing.

