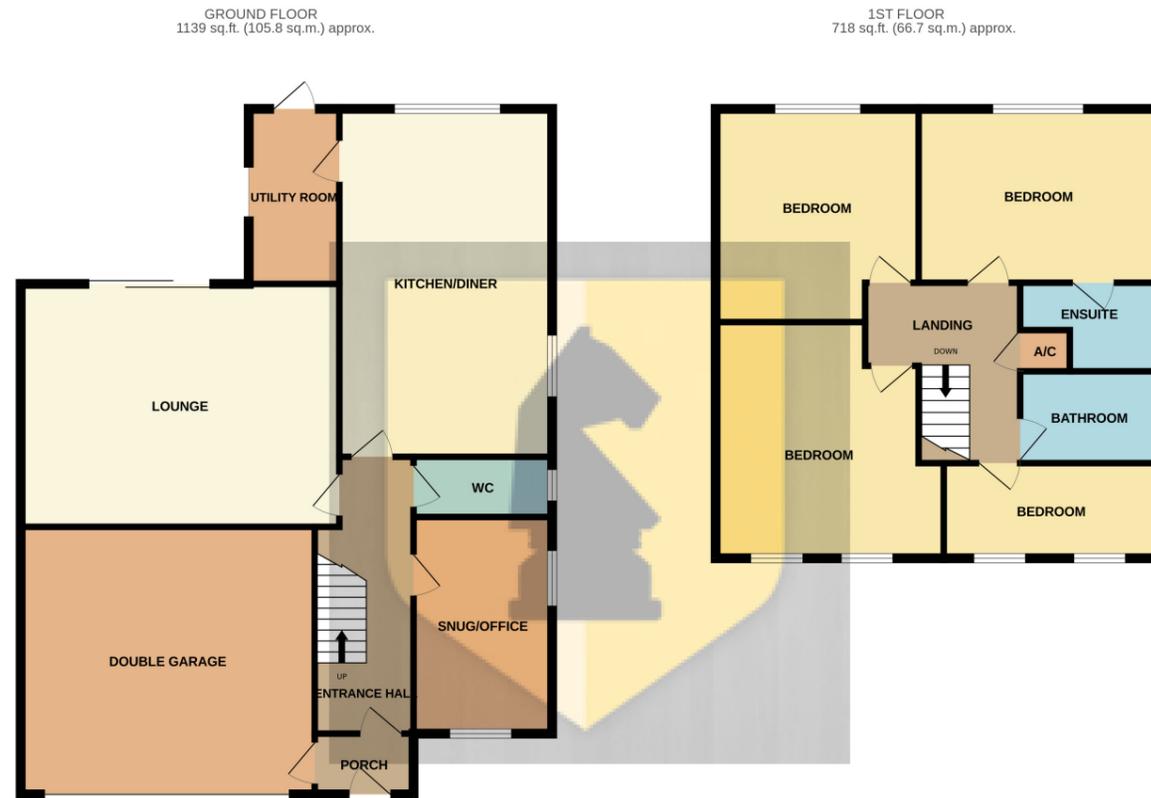


Make the right move!



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TOTAL FLOOR AREA: 1858 sq.ft. (172.6 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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**6 Keats Close, Great Houghton, Northampton.
NN4 7NX.**

£499,995 Freehold

Edward Knight Estate Agents are delighted to offer to the market this extended four bedroom detached family home situated in the sought after village location of Great Houghton. The well presented accommodation comprises of; entrance porch, entrance hall, cloakroom/WC, lounge, extended kitchen/diner and utility room. To the first floor are four bedrooms with an en-suite to the master and a family bathroom. Externally there is a block paved driveway to the front providing off road parking for several vehicles which leads to an integral double garage. To the rear is a landscaped garden. The property further benefits from gas radiator heating and upvc double glazing. Excellent road links to the A45/M1 road networks and Bedford/Milton Keynes. Early expression of interest highly recommended.

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

Entrance Porch

Entry gained via a upvc double glazed front door. Upvc double glazed window to the side aspect. Door to garage. Opening to;

Entrance Hall

Stairs rising to the first floor. Storage cupboard. Laminate flooring. Doors off to;

WC

Fitted two piece suite comprising of a low flush WC and a vanity unit incorporang a wash hand basin. Tiled floor. Tiling to water sensitive areas. Radiator. Obscure upvc double glazed window to the side aspect.

Lounge

19' 2" x 14' 7" (5.84m x 4.44m) Upvc double glazed sliding patio doors onto the rear garden. Radiator. Open brick fireplace. Radiator. Coving.

Snug/Office

13' x 8' 4" (3.96m x 2.54m) Upvc double glazed window to the front aspect. Radiator. Obscure upvc double glazed window to the side aspect. Laminate flooring. Radiator.

Kitchen/Diner

20' 9" x 11' 4" (6.32m x 3.45m) Fied modern 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 mixer tap over. Two fitted electric ovens. Fitted five ring gas hob with fan mounted over. Integrated dishwasher. Upvc double glazed window to the rear aspect. Upvc double glazed window to the side aspect. Radiator.

Utility Room

9' 9" x 5' 3" (2.97m x 1.60m) Base mounted units with roll top work surfaces over and inset sink and drainer. Space and plumbing for a washing machine and fridge/freezer. Upvc double glazed window to side and upvc double glazed door to garden.

First Floor

Landing

Loft hatch. Radiator. Airing cupboard. Doors off to;

Bedroom One

15' x 10' (4.57m x 3.05m) Upvc double glazed window to the rear aspect. Radiator. Door to;

En Suite

Fitted three piece suite comprising of a low flush WC, wash hand basin and a separate shower enclosure with fied power shower above. Tiling to water sensitive areas. Radiator.

Bedroom Two

14' x 11' (4.27m x 3.35m) Two upvc double glazed windows to the front aspect. Radiator.

Bedroom Three

12' 7" x 11' (3.84m x 3.35m) Upvc double glazed window to the rear aspect. Radiator.

Bedroom Four

14' x 5' 9" (4.27m x 1.75m) Two upvc double glazed windows to the front aspect. Radiator.

Bathroom

8' 8" x 5' 7" (2.64m x 1.70m) Fitted suite comprising of a low flush WC, wash hand basin and a panelled bath with fied shower above. Heated chrome towel rail. Tiling to water sensitive areas. Tiled floor. Obscure upvc double glazed window to the side aspect.

Externally

Front Garden

Block paved driveway providing off road parking for several vehicles. Leading to the integral double garage and the front entrance. Gated side pedestrian access to the rear garden.

Double Garage

Accessed via a metal up and over door. Power and light connected. Internal door to porch.

Rear Garden

Landscaped garden which is mainly laid to lawn with surrounding patio and decked areas. Borders to the boundary containing a variety of mature trees, flowers and shrubs. Enclosed with timber panelled fencing to the boundaries.

