



10 LONGMEADOW
WOOTTON | NORTHAMPTON
£440,000 FREEHOLD



-  sales
-  lettings
-  town & country

10 Longmeadow | Wootton | Northampton | NN4 6AN

A light and spacious four bedroom family home in Wootton Fields in a cul-de-sac location close to good local schooling and amenities. This popular design has been enhanced by the addition of a solid roof sun room extension that is accessed from the open plan kitchen breakfast room which has been updated with modern fitted cabinets and flooring. This part of the home is great for socializing and every day life. On the ground floor there is also a separate lounge, cloakroom WC, utility room and under stairs storage cupboard. The integral garage is now accessible from the sun room extension for ease. Upstairs the main bedroom has fitted wardrobes and an en-suite bathroom, with the further 3 bedrooms also having fitted storage. The family bathroom and en-suite bathroom have been refitted with white sanitary ware and contemporary tiling. Externally there is generous off road parking to the front and an enclosed rear garden with gated side access. This property is offered with no onward chain. EPC D and council tax band E.

Four bedroom detached | Sun room extension | Refitted kitchen and bathroom |

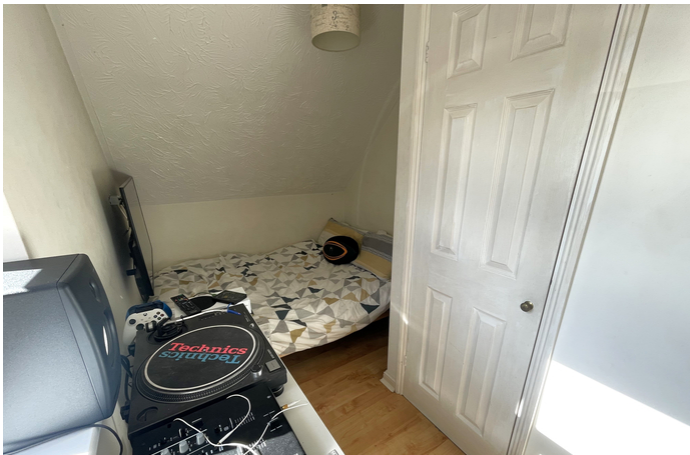
Utility room and cloakroom WC | Integral garage and generous driveway | Fitted Wardrobes and storage | Cul-de-sac location |

No onward chain



Wootton Hope Drive, Northampton, NN4 6DY
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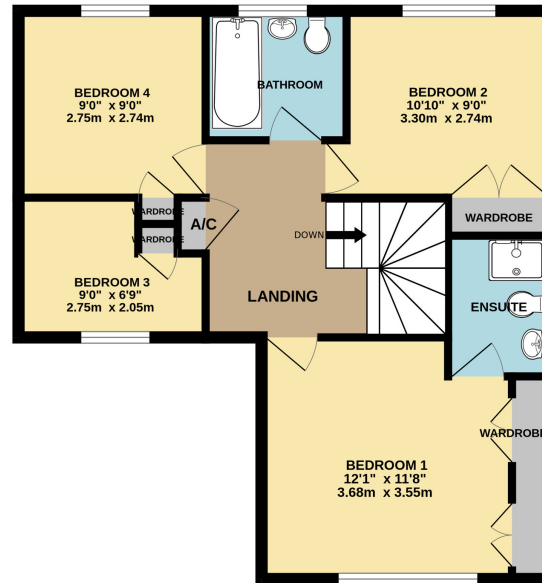
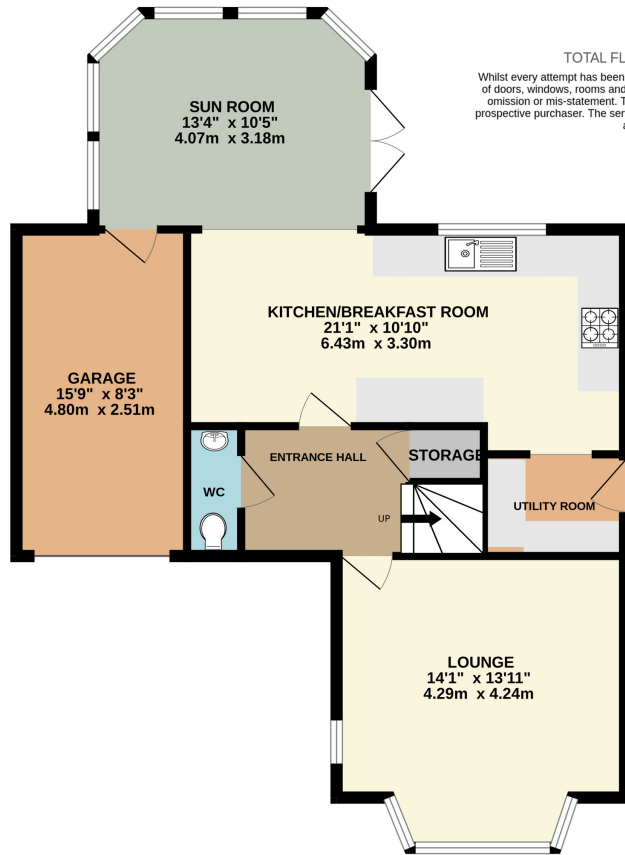






GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.

1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1342 sq.ft. (124.7 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+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	