



29 CLOVER LANE
WOOTTON | NORTHAMPTON
£420,000 FREEHOLD



-  sales
-  lettings
-  town & country

29 Clover Lane | Wootton | Northampton | NN4 6FT

Work from home? This modern, well presented detached family home is located on the popular St Georges development by Morris homes in Wootton and offers four bedrooms, with en-suite to master, family bathroom on the first floor and a spacious lounge and superb refitted kitchen diner, utility room and cloakroom WC on the ground floor. There is tandem parking to the rear of the property and the former garage has been converted to provide an excellent home office whilst retaining some storage to the front accessible by an electric roller door. The sunny rear garden has been designed for low maintenance with artificial lawn and has gated side access to the driveway. Energy Rating B and council tax band E.

Modern four bedroom detached | Home office garden room | Superb kitchen diner |
Utility room and cloakroom WC | Tandem length driveway | Energy rating B | En-suite to master bedroom |
Cul-de-sac Location

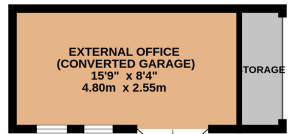


Wootton Hope Drive, Northampton, NN4 6DY
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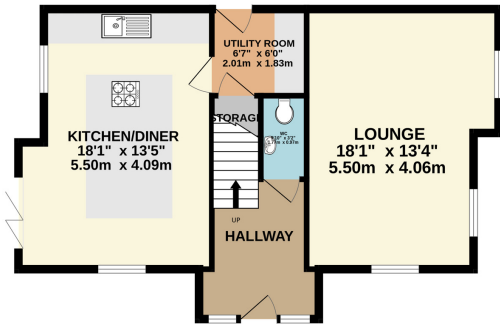




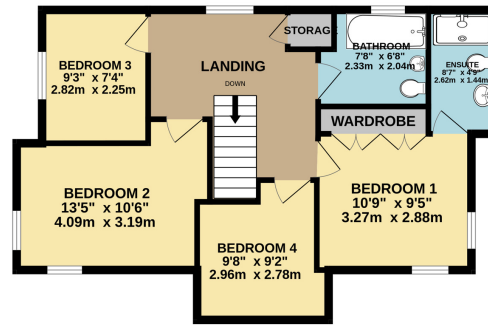




GROUND FLOOR
754 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1355 sq.ft. (125.8 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	