



80 Castle Drive, Northborough PE6 9DL

£315,000



\*\*\* EXTENDED, OPEN PLAN FAMILY HOME \*\*\* This well presented three bedroom semi-detached home has been thoughtfully extended to provide generous living space. The ground floor includes an entrance hall, downstairs cloakroom, and an open-plan kitchen, dining and family area with a skylight and bi-folding doors, which flows into an additional lounge. Upstairs are three bedrooms, with the third having been extended, along with a refitted four-piece bathroom. Outside, the property benefits from off road parking, a garage, and a rear garden with gated access to the village green and children's play area. EPC Energy Rating C / Council Tax Band B.

**UPVC DOUBLE GLAZED DOOR TO:**

**ENTRANCE HALL**

Stairs to first floor accommodation with cupboard under. Coving and spotlights to ceiling, laminate flooring and radiator.

**DOWNSTAIRS CLOAKROOM**

Fitted with a two piece suite comprising vanity wash hand basin and WC. Radiator, spotlights and laminate flooring. UPVC double glazed window to the side.

**KITCHEN**

20' 8" max x 8' 7" (6.31m x 2.62m) (Approx) Ceramic sink with 1/2 bowl and inset drainer with swan neck mixer tap over. Integrated fridge / freezer and dishwasher. Electric oven, hob with extractor fan over. Space and plumbing for washing machine. Two radiators, spotlights, laminate flooring. UPVC double glazed Bi fold doors to the rear. UPVC double glazed window to the rear, door to the side. Lantern skylight.

**OPEN PLAN LOUNGE / DINER**

36' 5" x 11' 3" max (11.11m x 3.44m) (Approx)

**LOUNGE**

Gas fire with stone surround. Radiator, laminate flooring, coving to ceiling. UPVC double glazed window to the front.

**DINING ROOM**

Radiator, coving to ceiling and laminate flooring.

**LANDING**

Loft access, coving to ceiling. UPVC double glazed window to side.

**BEDROOM ONE**

14' 10" x 10' 11" (4.52m x 3.32m) (Approx) UPVC double glazed window to the front. Radiator, coving to ceiling, and laminate flooring.

**BEDROOM TWO**

11' 7" x 9' 4" (3.52m x 2.84m) (Approx) UPVC double glazed window to the rear. Airing cupboard, coving to ceiling, radiator and laminate flooring.

**BEDROOM THREE**

14' 7" x 6' 6" (4.45m min x 1.99m) (Approx) UPVC double glazed window to the front. Radiator and laminate flooring.

**BATHROOM**

Fitted with a four piece suite comprising corner bath, shower cubicle, vanity wash hand basin and concealed cistern WC unit. Part tiled, chrome heated towel rail, coving and spotlights to ceiling, laminate flooring and extractor fan. Two UPVC double glazed windows to the side.

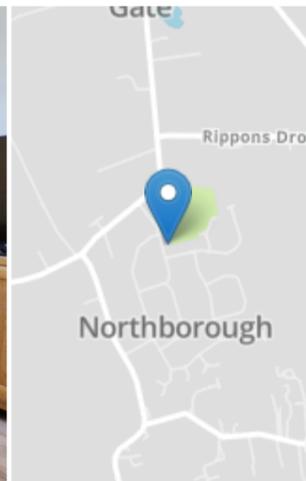
**OUTSIDE**

To the front, the property features a gravelled frontage with low-level fencing to one side, along with vehicular access running down the side of the property leading to the garage.

To the rear, the enclosed garden is predominantly laid to lawn and benefits from two patio areas: one positioned directly outside the bi-folding doors and a second located at the far end of the garden. There is also gated access to the playing field beyond.

**AGENT NOTE:**

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(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		73	84