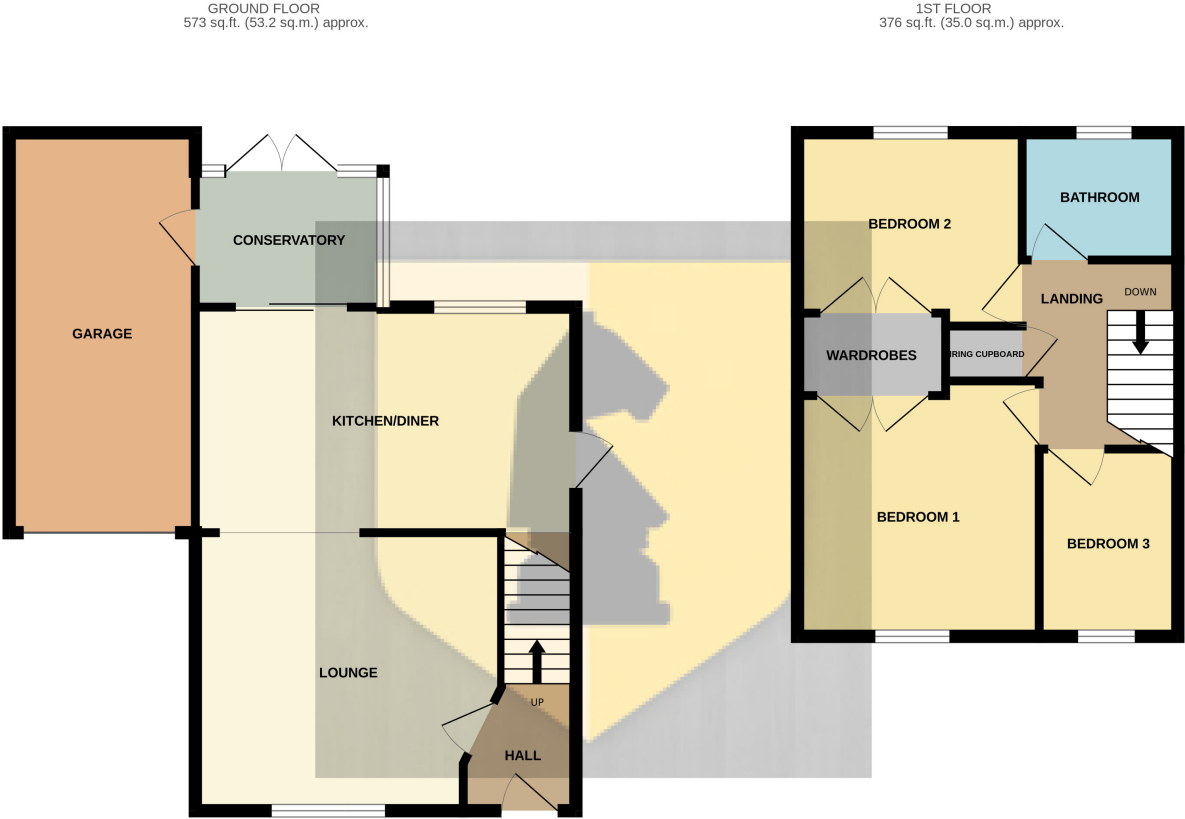


Make the right move!



TOTAL FLOOR AREA : 949 sq.ft. (88.2 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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14 Lakeside Drive, Northampton. NN3 5EL. £280,000 Freehold

Edward Knight Estate Agents are delighted to offer to the market this well presented three bedroom detached family home situated within the sought after area of Ecton Brook. The accommodation briefly comprises; entrance hall, lounge ,open plan kitchen diner, conservatory , integral garage. To the first floor are three bedroom and a family room. Externally there is a front and rear private garden. The property is modern and benefits from double glazing, central heating, integral garage with off road parking. Viewing is highly recommended to appreciate this lovely property.

**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.



**Tel: 01604 632433**

**[www.edwardknight.co.uk](http://www.edwardknight.co.uk)**

**Entrance Hall**

Entry gained via UPVC double glazed door. Stairs rising to the first floor. Doors to

**Lounge**

13' 7" x 12' 4" (4.14m x 3.76m) Upvc double glazed window to front aspect. Radiator, tv point. Archway leading to:

**Kitchen**

16' 10" x 10' 0" (5.13m x 3.05m) Fitted modern kitchen suite comprising of base and eye level units with work surfaces mounted over. Inset butler sink with mix taps over. Space for washing machine and dishwasher, Free standing electric over with electric hob over. Upvc window to rear aspect Upvc door to side aspect. Storage cupboard. Sliding patio doors leading to :

**Conservatory**

8' 4" x 6' 0" (2.54m x 1.83m) Upvc double glazing and brick construction. French upvc door leading to rear aspect. Door Leading to garage :

**Garage**

Accessed via metal up and over door. Power and light connected. Plumbing for washer and dryer.

**Landing**

Loft hatch. Upvc double glazed window to side aspect. Wall mounted heater. Storage cupboard housing the boiler. Doors to :

**Bedroom One**

11' 6" x 11' 4" (3.51m x 3.45m) Upvc double glazed window to front aspect. Fitted wardrobe, Radiator.

**Bedroom Two**

8' 7" x 8' 7" (2.62m x 2.62m) Upvc double glazed window to rear aspect. Fitted wardrobe. Wall mounted heater.

**Berdroom Three**

6' 2" x 8' 4" (1.88m x 2.54m) Upvc double glazed window to front aspect.

**Family Bathroom**

6' 11" x 6' 7" (2.11m x 2.01m) Fitted three piece suite comprising low level wc. Bath tub. Wash hand basin with mix taps over. Upvc double glazed window to rear aspect.

**Garden**

A Well maintained mature garden. Attractive planted borders. Excellent degree of privacy to the rear. Side gate leading to the front of the property.

