

Make the right move!



71 Allard Close, Northampton. NN3 5LZ.

£330,000 Freehold

Edward Knight Estate Agents are pleased to present for sale a four bedroom detached family home situated on a spacious plot. The property features an entrance hall, cloakroom, lounge, kitchen, dining room, and utility on the ground floor. The first floor includes four bedrooms, three of which are doubles with ensuite to master and a family bathroom. Additional benefits include gas radiator heating, double glazing, a partly converted double garage with driveway for off-road parking, and rear garden. The property benefits from upvc double glazing and gas central heating. The property is situated in a quiet cut-de-sac location and enjoys open views to the front.

**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 Hall

Entry gained via upvc double glazed door. Stairs rising to the first floor. Radiator.

Cloakroom

6' 2" x 3' 4" (1.88m x 1.02m) Fitted two piece suite comprising of a low flush WC and wash hand basin. Radiator.

Lounge

11' 0" x 16' 7" (3.35m x 5.05m) Upvc double glazed window to the front aspect. Radiator. Feature fireplace. Upvc double glazed patio doors to rear garden.

Kitchen

9' 10" x 10' 4" (3.00m x 3.15m) Kitchen suite comprising of a range of base and eye level units with worktops mounted over. Sink and drainer unit with mixer tap over. integrated electric oven. Gas hob with extractor hood mounted over. Upvc double glazed windows to the rear aspect. Radiator.

Dining Room

9' 0" x 10' 4" (2.74m x 3.15m) Upvc double glazed window to the rear aspect. Radiator.

Utility

6' 1" x 5' 8" (1.85m x 1.73m) Fitted suite comprising of a range of base and eye level units with worktops mounted over. Space and plumbing for a washing machine and tumble dryer.

First Floor

Landing

Airing cupboard. Loft hatch. Radiator. Doors leading to:

Bedroom One

12' 2" x 10' 3" (3.71m x 3.12m) Upvc double glazed windows to the rear aspect. Radiator.

Ensuite

3' 2" x 6' 7" (0.97m x 2.01m) Fitted three piece suite comprising of a low flush WC, wash hand basin and shower enclosure. Radiator. Double glazed window to the side aspect.

Bedroom Two

11' 2" x 8' 6" (3.40m x 2.59m) Upvc double glazed window to the rear aspect. Radiator.

Bedroom Three

7' 1" x 10' 3" (2.16m x 3.12m) Upvc double glazed window to the rear aspect. Radiator.

Bedroom Four

8' 3" x 6' 8" (2.51m x 2.03m) Upvc double glazed window to the front aspect. Radiator.

Bathroom

5' 8" x 6' 7" (1.73m x 2.01m) Fitted three piece suite comprising of a low flush WC, wash hand basin and panelled bath with shower over. Heated towel rail. Double glazed window to the front aspect.

Externally

Front Garden

Laid to lawn with pathway leading to front door.

Double Garage

Driveway for two vehicles leading to part converted double garage.

Rear Garden

A well established garden mainly laid to lawn, decking and patio area.

