

Make the right move!



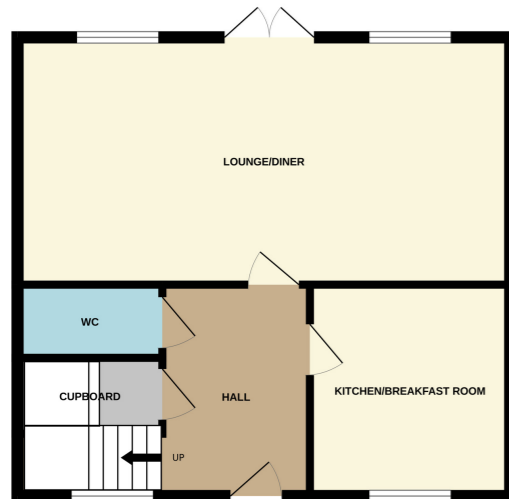
**91 Knot Tiers Drive, Upton, Northampton. NN5  
4DA.**

**£290,000 Freehold**

Edward Knight Estate Agents are delighted to offer to the market, this beautifully presented three bedroom terraced home situated within the highly sought after area of Upton, on Knot Tiers Drive.

The property is ideally positioned close to a wide range of local amenities including shops, schooling, restaurants and takeaway facilities, whilst also offering excellent access to Northampton town centre and major transport links. Presented in a lovely condition throughout, this modern home further benefits from fitted solar panels which assist with water heating and provide energy back to the grid, helping improve efficiency and running costs.

GROUND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR  
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 1059 sq.ft. (98.4 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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**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.

### Entrance Hall

Comprising of; Tiled flooring. UPVC front door. Doors leading to W/C, Kitchen & Living Room/Dining Room. Storage cupboard. Radiator.

### Kitchen/Breakfast Room

10' 3" x 9' 9" (3.12m x 2.97m)

Comprising of; Eye level and base level units & drawers. Sink & draining board with mixer tap over. Space and electric for fridge/freezer. Electric oven and hob with extractor over. UPVC double glazed window to the front aspect. Breakfast area including breakfast bar and stool space. Radiator.

### Living Room/Dining Room

11' 11" x 23' 10" (3.63m x 7.26m)

Comprising of; Laminate flooring. UPVC double glazed windows and doors to the rear aspect. Radiator.

### W/C

3' 7" x 6' 2" (1.09m x 1.88m)

Comprising of; Tiled Flooring. W/C. Hand wash basin with pedestal and mixer tap over.

### Master Bedroom

11' 11" x 11' 4" (3.63m x 3.45m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed window to the rear aspect. Door leading to Ensuite.

### Ensuite To Master

5' 9" x 5' 4" (1.75m x 1.63m)

Comprising of; W/C. Shower Cubicle with fitted shower. Hand wash basin with pedestal. Heated towel rail.

### Bedroom Two

11' 5" x 12' 1" (3.48m x 3.68m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed window to the rear aspect.

### Bedroom Three

11' 7" x 6' 9" (3.53m x 2.06m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed window to the front aspect.

### Family Bathroom

6' 6" x 7' 2" (1.98m x 2.18m)

Comprising of; W/C. Bath with shower screen and shower over with mixer taps. Hand wash basin with vanity unit below. UPVC double glazed window to the front aspect. Heated towel rail.

