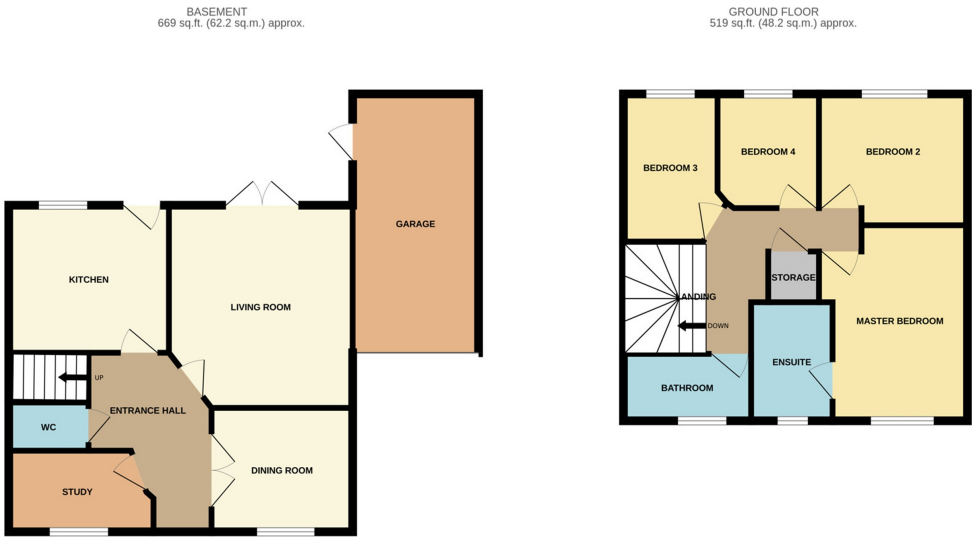


Make the right move!



TOTAL FLOOR AREA : 1188 sq.ft. (110.4 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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12 Hedgerow Lane, Northampton. NN3 9GH. £380,000 Freehold

Edward Knight Estate Agents are delighted to offer to the market this beautifully presented four-bedroom detached family home, occupying a sought-after position close to Weston Favell.

Stylishly upgraded throughout and offered with a complete short upper chain, this is a home that's ready to move straight into. Contemporary, light-filled and designed for modern living, it offers the perfect balance of family life, entertaining and everyday practicality.

Outside, the landscaped rear garden provides a private space to relax, while the location delivers excellent schools, shopping, green spaces

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.

Dining Room

9' 8" x 8' 3" (2.95m x 2.51m)

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

Study

10' 3" x 5' 6" (3.12m x 1.68m)

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

Living Room

12' 6" x 13' 9" (3.81m x 4.19m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed French doors leading to the rear garden.

Kitchen

11' 0" x 9' 10" (3.35m x 3.00m)

Comprising of; Re-fitted Wren eye level and base level kitchen units. Kitchen sink with draining board and mixer tap over. Kenwood washing machine and fridge freezer. Neff fitted dishwasher. Zanussi oven and hob with extractor over. UPVC double glazed door leading to the rear garden. UPVC double glazed window to the rear aspect. Wall mounted concealed gas boiler.

W/C

5' 4" x 3' 3" (1.63m x 0.99m)

Comprising of; W/C. Hand wash basin with mixer tap over. Radiator.

Master Bedroom

10' 9" x 13' 5" (3.28m x 4.09m)

Comprising of; Carpet flooring. Radiator. Free-standing wardrobe. Fitted Blinds. UPVC double glazed window to the front aspect.

Ensuite to Master Bedroom

4' 7" x 8' 1" (1.40m x 2.46m)

Comprising of; W/C. Hand wash basin with mixer tap over and vanity storage below. Wall mounted mirrored cupboard storage. Shower cubicle with fitted shower. UPVC double glazed window to the front aspect.

Bedroom Two

10' 1" x 9' 0" (3.07m x 2.74m)

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

Bedroom Three

6' 5" x 10' 2" (1.96m x 3.10m)

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

Bedroom Four

6' 11" x 7' 9" (2.11m x 2.36m)

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

Family Bathroom

8' 8" x 5' 7" (2.64m x 1.70m)

Comprising of; Laminate flooring. Wall tiles. Bath with shower over. Hand wash basin with vanity storage below and mixer tap over. Mirrored wall mounted storage. W/C. UPVC double glazed window to the front aspect.

