

Make the right move!



48 Lancaster Way, Northampton. NN4 8LY. £400,000 Freehold

Edward Knight Estate Agents are delighted to offer to the market this well presented four bedroom detached family home situated in the popular Buckingham Fields. Built by David Wilson this family home offers great living space throughout. In brief the accommodation comprises: hallway, study, lounge, dining room, kitchen, utility room and W.C to the ground floor. Rising to the first floor are four bedrooms and family bathroom with bedroom one and two benefitting from ensuite 's. To the front of the property there is a paved garden and driveway leading to a tandem garage. At the rear there is an enclosed landscaped garden with side access. Early viewing is highly recommended to avoid missing this great opportunity.



TOTAL FLOOR AREA: 1425 sq.ft. (132.4 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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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

Hallway

Entry via UPVC door. Radiator. Coving. Stairs leading to the first floor. Doors into:

Kitchen

11' 11" x 7' 10" (3.63m x 2.39m) Fitted kitchen suite comprising of a range of base and eye level units with contrasting work surface mounted over. Inset one and a half bowl and drainer unit with mixer tap over. Fitted electric oven. Fitted hob. Space and plumbing for dishwasher. Radiator. UPVC Double glazed window to the front aspect. Opening into:

Utility Room

Fitted kitchen suite comprising of a range of base and eye level units with contrasting work surface mounted over. Space and plumbing for washing machine. Radiator. UPVC double glazed door to the side aspect.

Dining Room

10' 11" x 8' 6" (3.33m x 2.59m) UPVC double glazed window to the rear aspect. Radiator. Coving. Double doors into:

Lounge

18' 7" x 10' 4" (5.66m x 3.15m) UPVC double glazed sliding doors to the rear aspect. Feature fireplace. Radiators Coving.

Study

8' 0" x 7' 3" (2.44m x 2.21m) UPVC double glazed window to the front aspect. Radiator. Coving.

WC

Two piece suite comprising: Low Flush Wc. Vanity unit with sink mounted over. Radiator.

First Floor

Landing

Airing cupboard. Loft access. Doors into:

Bedroom One

14' 11" x 10' 4" (4.55m x 3.15m) UPVC double glazed window to the front aspect. Radiator. Built in wardrobe. Door into:

En Suite

Three piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Enclosed shower cubicle. Radiator. UPVC obscured double glazed window to the front aspect.

Bedroom Two

11' 0" x 8' 8" (3.35m x 2.64m) UPVC double glazed window to the rear aspect. Built in wardrobe. Radiator. Door into:

En Suite

Three piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Enclosed shower cubicle. Radiator.

Bedroom Three

9' 9" x 7' 0" (2.97m x 2.13m) UPVC double glazed window to the front aspect. Radiator.

Bedroom Four

8' 3" x 8' 0" (2.51m x 2.44m) UPVC double glazed window to rear aspect. Radiator. Built in wardrobe.

Bathroom

Three piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Panelled bath with shower over. Radiator. UPVC obscured double glazed window to the side aspect.



Externally

Front Garden

Block paved driveway providing off road parking for three cars. Side lawn.

Rear Garden

Landscaped rear garden mostly laid to a large paved patio with steps leading down to lawn with a mature shrubs and flower bed boarder. Side gate to the front aspect.

Tandem Garage

31' 9" x 8' 2" (9.68m x 2.49m) Electric roller door. Door leading into the rear garden. Power and lighting.

