

BROOK LANE, NORTHAMPTON, NN5

£250,000 Offers over

Beautifully presented two bedroom house - Village Location



Chelton brown are delighted to present this immaculate two bedroom semi detached house which offers generous and versatile living space. Situated on a beautiful plot next to a brook in the quintessential village of Dallington. Having been cleverly extended, the property comprises a lounge, kitchen, utility room, shower room and a dining room. Upstairs comprises two double bedrooms and a bathroom. The property also benefits from gas central heating, uPVC double glazing, a rear garden and ample off road parking. The property also has the flexibility to have a third bedroom if required.

Early viewing highly recommended.

EPC : Rating C

- Village Location
- Two large Double Bedrooms
- Generous Living Space
- Low maintenance Garden area
- Immaculate Condition
- Early viewing Recommended

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Living Room 10'9" x 17'9"



Large open living area, window to rear, patio doors leading to garden.

Kitchen/Diner 12'0" x 9'2"



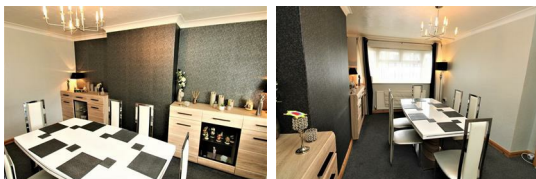
The kitchen is fitted with an extensive range of wall and base units coupled with dark wood worktop. Stunning tiled floor. Inset gas hob with extractor hood over, Built in Double oven. kitchen sink and drainer with chrome mixer. Double-glazed window. Door leading to rear garden

Utility 8'1" x 7'3"



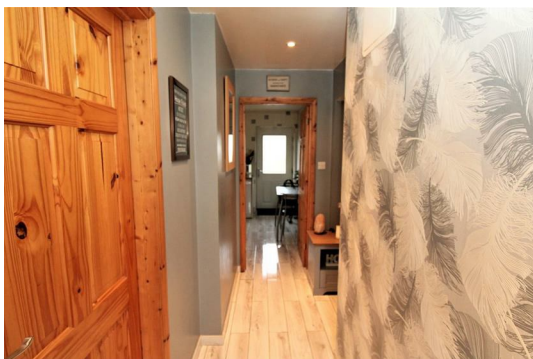
Further fitted storage units. Space for washing machine/dryer. Window to front.

Dining Room 14'7" x 11'3"



Excessively large dining area. Window to front.

Hallway 9'3" x 10'5"



Door to:

Shower Room 7'7" x 6'1"



Corner shower enclosure, WC, Sink with storage unit, further storage cupboards. Window to front.

Bedroom 1 16'9" x 11'4"



Sharps bespoke Fitted Wardrobes & Drawers. Window to front.

Bedroom 2 12'4" x 10'5"



Window to side, Fitted Wardrobes

Landing 9'5" x 6'1"



Window to rear

Bathroom 7'1" x 6'4"




Fitted with a modern white suite comprising: bath, W.C. and a pedestal basin. Wood laminate floor. Window to front.

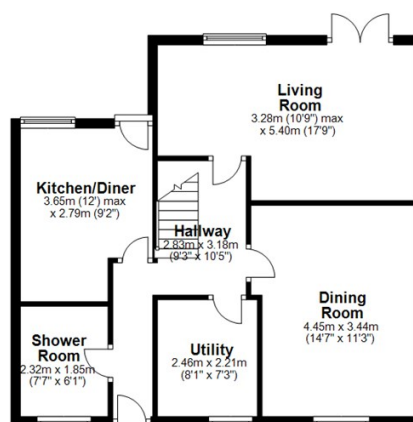
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Price £250,000

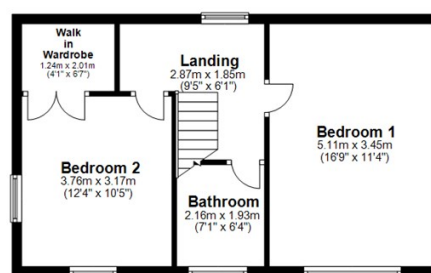
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		

Ground Floor



First Floor



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. Plan produced using PlanUp.

