



### SERVICES

Mains drainage, gas, water and electricity are connected.

### COUNCIL TAX

West Northamptonshire Council - Band D

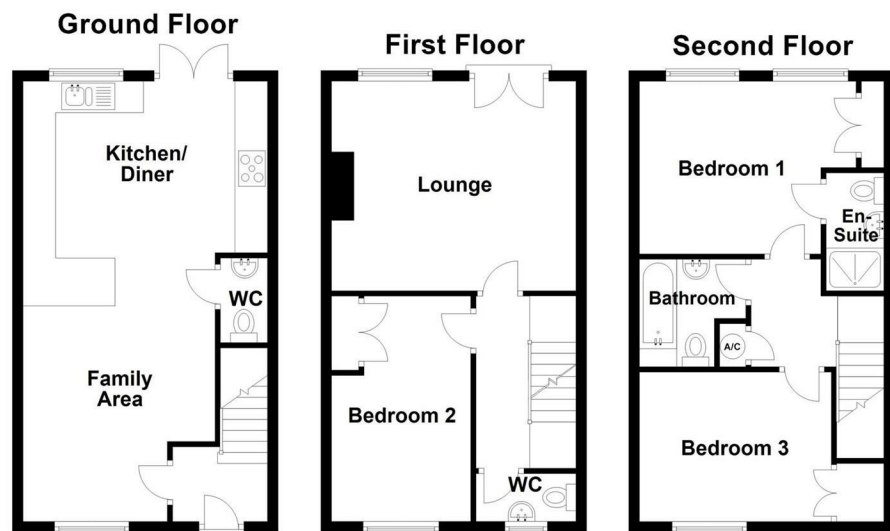
### LOCAL AMENITIES

In nearby Kent Road there is a One Stop Store, coffee shop and takeaway restaurants. Within Duston village there are a number of shops including a Bakery and Post Office. The nearby Sixfields Leisure Area provides Cinema, Restaurants, Fitness Centre, Sainsburys Supermarket and other Retail Outlets. Motorway access is to Junction 15A and Junction 16 via the A45 South and the A45 West respectively. Local schools include the Duston School in Berrywood Road and lower schooling at St Luke's CEVA Primary School.

### HOW TO GET THERE

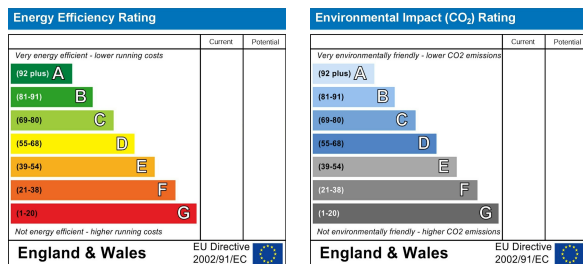
From Northampton town centre proceed in a westerly direction along the Weedon Road passing Franklins Gardens and the Westgate Industry. Continue through a series of mini roundabouts to the roundabout junction at Tollgate Way and continue straight on signposted towards the M1 junction 16. At the second set of traffic lights turn right in to St Crispin Drive and follow the road as it bears left and proceed up the hill passing St Luke's Primary School which stands on the right hand side. At the next junction turn left and continue along St Crispin Drive and turn left into South Meadow Road and follow this road to the end where the property can be found at the end on the left hand side.

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For illustration purposes only - not to scale

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## 69 South Meadow Road, St Crispin, Northampton, NN5 4BQ



**£320,000 Freehold**

A very well maintained and refurbished modern three bedroomed, three storey end of terrace family home situated in at the end of a quiet cul de sac in the popular residential area of St Crispins. The accommodation comprises entrance hall, cloakroom, open plan kitchen/dining/living area, to the first floor there is a lounge, bedroom two and separate WC and to the second floor is bedroom one with ensuite shower room, bedroom three and a family bathroom. Outside there is a driveway to the front giving off road parking for two cars. The landscaped rear garden is mainly laid to artificial lawn and a raised deck seating area and enjoys a sunny aspect and privacy.

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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Enter via a double glazed front door with stairs to the first floor and door to:-

#### KITCHEN/DINING/LIVING AREA

26'7 x 13'2

The kitchen area has a refitted range of base and eye level units, wooden worktops and splashbacks, sink with chrome mixer tap, central island with induction hob, two built in ovens, one built in microwave oven, washing machine, dishwasher, space for American style fridge/freezer, wine cooler, gas wall mounted boiler housing cupboard, UPVC double glazed window to the rear and front, UPVC double glazed French doors to the garden and a door leads to the cloakroom. (The vendors extended this room into the integral garage to create an extra living area making this a super open plan family room).



#### CLOAKROOM

Suite comprising WC, wash hand basin in vanity unit and radiator.

### FIRST FLOOR

#### LANDING

Radiator, stairs to second floor and doors leading to:-

#### LOUNGE

15'2 x 12'4

UPVC double glazed window to the rear, UPVC double glazed French doors with Juliet balcony to the rear with views across the park to the side and a radiator.



#### BEDROOM TWO

13'9 x 8'7

UPVC double glazed window to the front, built in double wardrobe and radiator.



#### SEPARATE WC

Suite comprising WC, wash hand basin in vanity unit with storage below, radiator and UPVC double glazed window with obscure glass.

### SECOND FLOOR

#### LANDING

Loft access, airing cupboard housing the hot water tank and doors leading to:-

#### BEDROOM ONE

13'11 x 10'7

Two UPVC double glazed windows to the rear, two radiators and door to:-



#### ENSUITE

7'0 x 4'0

Suite comprising WC, wash hand basin, shower cubicle with glass centre opening doors, tiled splashbacks and radiator.



#### BATHROOM

7'2 x 6'2

A refitted suite comprising WC, wash hand basin, panelled bath with shower and glass screen, extractor, tiled splashbacks and radiator.



#### BEDROOM THREE

11'9 x 9'2

UPVC double glazed window to the front, built in wardrobe and radiator.



### OUTSIDE

#### FRONT GARDEN

The tarmac driveway gives off road parking for two cars with secure gated access to the side from front to rear.

#### REAR GARDEN

The landscaped rear garden is mainly laid to artificial lawn with a raised decked seating area and enclosed by brick walling and wood panel fencing. The rear garden enjoys a sunny aspect and privacy.

For further information on viewing call 01604 230222