



SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band C

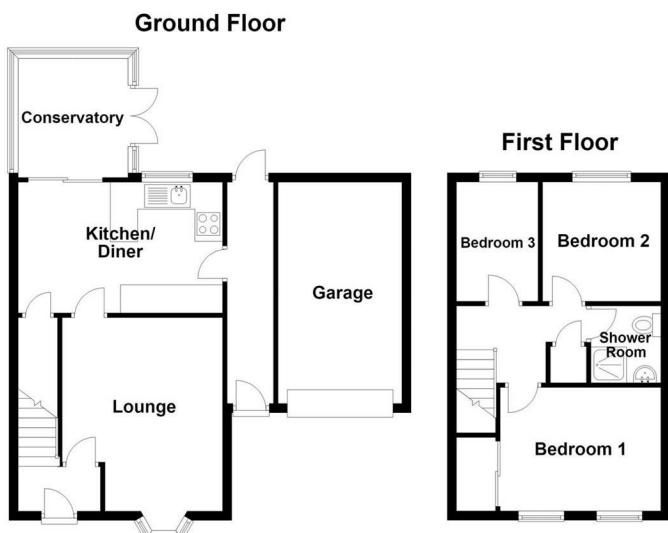
LOCAL AMENITIES

Danes Camp Leisure Centre is situated approximately half a mile distant. Sixfields Leisure Complex is close by and there are extensive parks, walks, a fishing lake and canal. Motorway access to junction 15 of the M1 motorway is via the A508 and to junction 15a of the M1 motorway via Upton Way.

HOW TO GET THERE

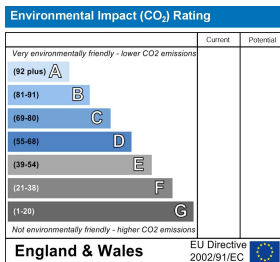
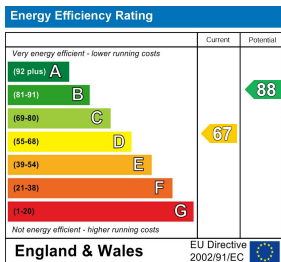
From Northampton town centre proceed in a southerly direction along the Towcester Road passing through Far Cotton. Upon reaching the Danes Camp Way roundabout take the third turning on the left down Danes Camp Way and proceed to the next roundabout and take the fourth turning on the right onto the roundabout and turn right onto Hunsbarrow Road and then right again into Five Acres Fold and follow the road right to the end where there is a private drive that bears left where the property can be found straight in front at the bottom.

DOIMB30062026/0401



For illustration purposes only - not to scale

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21 Five Acres Fold, Roselands, Northampton, NN4 8TQ



£299,950 Freehold

A very well maintained three bedroomed detached family home situated on a private drive at the end of a quiet cul de sac in the popular residential area of Roselands. The accommodation comprises entrance hall, lounge, refitted kitchen/diner, conservatory and to the first floor there are three bedrooms and a refitted shower room. Outside there is a front garden and driveway giving off road parking and leading to the single garage. The rear garden is mainly laid to lawn and patio and enjoys a sunny aspect and privacy. The property is being sold with vacant possession and no upper chain.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Enter via a UPVC double glazed front door with obscure glass window, stairs to the first floor, double radiator and door to:-

LOUNGE

13'9 x 11'6

UPVC double glazed bay window to the front, gas coal effect fire with marble hearth and wood mantle, double radiator and door to:-



KITCHEN/DINER

14'6 x 9'2

A re-fitted range of base and eye level units, modern worktops, tiled splashbacks, single sink and drainer with mixer tap, built in oven, hob, washing machine and dishwasher, space for fridge/freezer, space for table, UPVC double glazed window to the rear, UPVC double glazed French doors to the conservatory and door to side passage.



CONSERVATORY

7'9 x 7'9

Hard top conservatory with spot lights, radiator, UPVC double glazed French doors to the garden.



FIRST FLOOR

LANDING

Loft access, UPVC double glazed window to the side, airing cupboard housing the gas wall mounted combination boiler and doors leading to:-

BEDROOM ONE

11'6 x 8'8

Two UPVC double glazed windows to the front, built in double mirrored wardrobe and radiator.



BEDROOM TWO

8'7 x 8'7

UPVC double glazed window to the rear and radiator.



BEDROOM THREE

8'5 x 5'8

Currently being used as a dressing room with a UPVC double glazed window to the rear, radiator and wardrobe.



SHOWER ROOM

5'6 x 5'6

A refitted suite comprising WC, wash hand basin in vanity unit with storage below, shower cubicle with glass door with Mira sport shower, fully tiled, chrome wall mounted towel radiator, extractor and UPVC double glazed window with obscure glass to the side.



OUTSIDE

FRONT GARDEN

The front garden is laid to lawn with mature flower and shrub borders and a driveway giving off road parking for two cars and leading to the single garage.

SINGLE GARAGE

Remote control roller door with power and lighting. Access door leads to the side passage.

SIDE PASSAGE

The side passage has been enclosed with a hard roof and two UPVC double glazed doors, one to the front and one to the back giving access from front and the rear.

REAR GARDEN

The rear garden has a patio area with the remainder of the garden laid to lawn with shed and secure gated access to the side of the property from front to rear and enclosed by wood panel fencing. The rear garden enjoys a sunny aspect and privacy.

For further information on viewing call 01604 230222