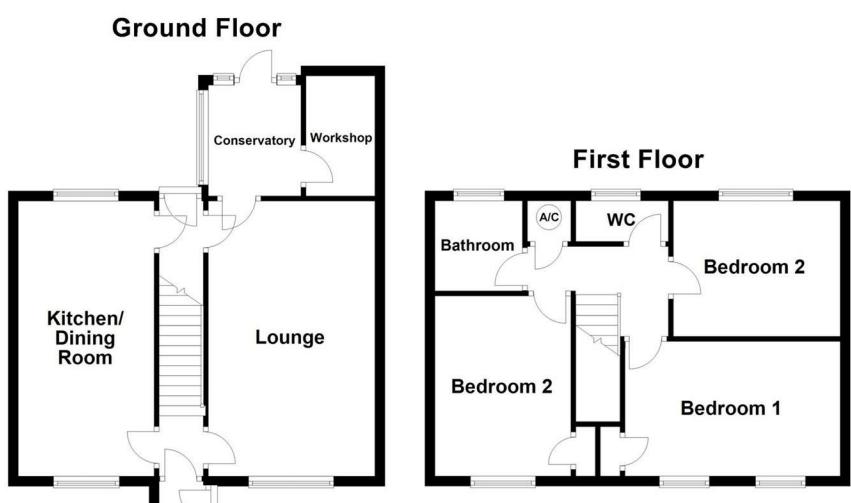


21 Keswick Drive, Lake View, Northampton, NN3 6NZ



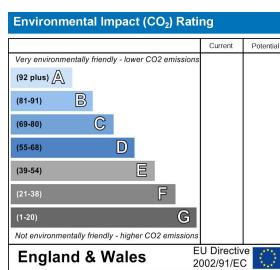
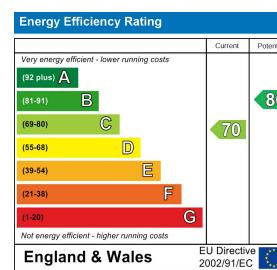
Not to scale. For illustrative purposes only

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£210,000 Freehold

A modern three bedroom semi detached property situated in a quiet cul de sac in the popular residential area of Lake View. The accommodation comprises entrance hall, lounge, kitchen/diner and to the first floor there are three bedrooms, bathroom and separate WC. Outside there is a front garden and the rear garden is mainly laid to lawn with an allocated parking space in the car park to the rear. The property is currently let on an Assured Shorthold Tenancy at a rent passing of £1,120 per calendar month.



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ACCOMMODATION

ENTRANCE HALL

Enter via a UPVC double glazed front door with obscure glass window and window to the side, coat hangers, stairs to the first floor and doors leading to:-

LOUNGE

18'2 x 10'8

UPVC double glazed window to the front, radiator and patio doors to the conservatory.



KITCHEN/DINER

17'3 x 8'9

Fitted with a range of base and eye level units, roll top work surfaces, tiled splashbacks, central divide with breakfast bar, stainless steel sink and drainer with mixer tap, built in oven, hob and extractor, plumbing for washing machine, space for fridge/freezer, space for table, UPVC double glazed window to the rear and UPVC double glazed window to the front. Door to:-



REAR LOBBY

Under stairs storage cupboard and door to the rear garden.

CONSERVATORY

7'3 x 6'1

Brick base UPVC double glazed conservatory with hard roof and door to garden. A further door leads to:-

WORKSHOP

7'5 x 4'9

UPVC double glazed window to the rear with power and lighting.

FIRST FLOOR

LANDING

Airing cupboard housing the gas wall mounted combination boiler and doors leading to:-

BEDROOM ONE

11'1 x 9'0

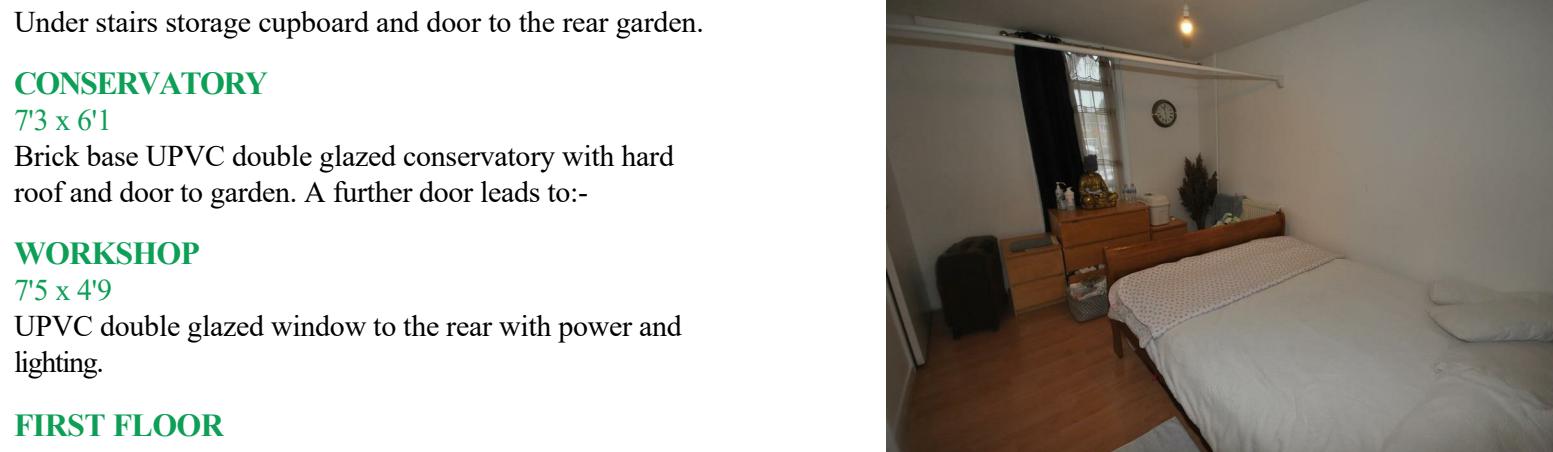
UPVC double glazed window to the front, built in wardrobe and radiator.



BEDROOM TWO

11'9 x 9'0

UPVC double glazed window to the rear with built in wardrobe and radiator.



BEDROOM THREE

8'5 x 8'1

UPVC double glazed window to the rear and radiator.

BATHROOM

5'8 x 5'8

Suite comprises WC, wash hand basin, wood panel bath with Triton shower, curtain and rail. The bathroom is fully tiled with chrome wall mounted towel radiator and UPVC double glazed window with obscure glass to the rear.



WC

Comprising WC and UPVC double glazed window to the rear.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn with path and steps leading to the front door.

REAR GARDEN

With a patio area and the remainder of the garden laid to lawn and enclosed by wood panel fencing and brick walling. Rear pedestrian gate leads to the car park to the rear where the property comes with one allocated parking space. The rear garden enjoys a sunny aspect and privacy.



SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band A

LOCAL AMENITIES

A local Newsagents, Convenience Store, Cycle shop, Hairdressers, TV/PC Repair shop and various take aways are located at Boothville Green. There is a further Convenience Store, Off Licence and Greengrocer located in Booth Lane. Local schooling includes primary schooling at Boothville Primary School in Booth Lane North with secondary schooling at Weston Favell School.

HOW TO GET THERE

From Northampton town centre take the Wellingborough Road and pass Abington Park on the right hand side. Continue on the Wellingborough Road passing the Trumpet public house. At the traffic lights turn left into Booth Lane South and proceed along this road for approximately 1.5 miles passing Northampton College on the right. Take the next turning left into Keswick Drive and the property can be found on the left hand side just before the bend.

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For further information on viewing call 01604 230222