

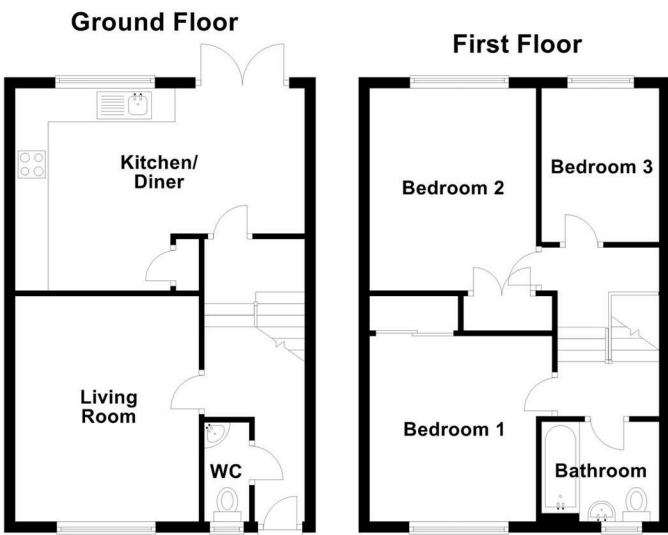
Complex providing a range of sporting facilities. Motorway access to Junction 15 is via the A45 Nene Valley Way. Local schools include Rectory Farm Primary School and secondary education at The Northampton Academy in Billing Brook Road.

HOW TO GET THERE

From Northampton town centre head along the Wellingborough Road in an Eastly direction, passing Abington Park and Weston Favell shopping centre. Proceed over the next two roundabouts and at the next roundabout turn left on to Great Billing Way then take your second right into Rectory Farm. Take the first left onto Fellmead Road and proceed along this road and at the bottom turn right to Pilton Close, follow the road around to the left and the property can be found on the small walkway facing the open fields to the front. From Northampton town centre head along the Wellingborough Road in an Eastly direction, passing Abington Park and

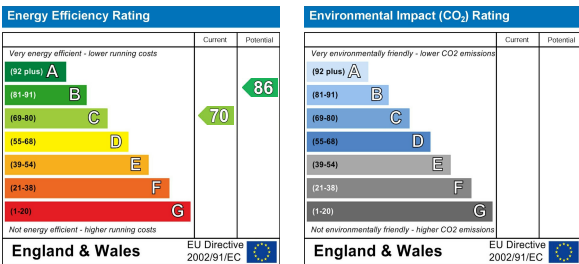
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45 Pilton Close, Rectory Farm, Northampton, NN3 5EZ



Asking Price £215,000 Freehold

A well maintained three bedroomed end of Terrace property situated at the end of a quiet cul de sac with views to the front over open countryside in the popular residential area of Rectory Farm. The accommodation comprises of an entrance hall, cloakroom, lounge, kitchen/diner, three bedrooms and a refitted bathroom. Outside is a front garden and a rear garden which is mainly laid to lawn and patio. There is a shared cark park to the rear of the property.



# 45 Pilton Close, Rectory Farm, Northampton, NN3 5EZ

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Enter via uPVC double glazed door, stairs to first floor, a radiator and doors to cloakroom.

#### CLOAKROOM

Comprised of WC wash hand basin and uPVC double glazed windows to front.

#### LOUNGE

13'6 x 11'9

uPVC double glazed window to front, radiator.



#### KITCHEN/DINER

17'4 x 12'2

Fitted range of base and eye level units, modern worktops and splashbacks. Stainless steel sink and drainer with chrome mixer tap. Space for cooker, Space for fridge-freezer, plumbing for washing machine and dishwasher, wall mounted radiator and uPVC double glazed window and uPVC glazed patio doors to rear garden.



### FIRST FLOOR

#### LANDING

Stairs to upper floors, gas wall mounted combination boiler, doors to

#### BEDROOM ONE

11'6 x 11'0

uPVC double glazed windows to front, built in wardrobe and radiator.



#### BEDROOM TWO

12'8 x 9'7

uPVC double glazed window to rear, storage cupboard and double radiator.



#### BEDROOM THREE

9'4 x 7'5

uPVC double glazed windows to rear and radiator.



#### BATHROOM

7'4 x 6'2

Suite comprising of WC wash hand basin, P - Shaped bath with shower and glass screen, tiled splashback's, chrome wall mounted radiator and uPVC double glazed window to front.



### OUTSIDE

#### FRONT GARDEN

Mainly laid lawn, pathway to front door. Particular feature to the front is the views across the open countryside.

#### REAR GARDEN

There is a patio area, remainder of garden is mainly laid lawn. Enclosed by wood panel fencing, there is a shed, rear pedestrian gate and parking is situated to the rear of the property.



### SERVICES

Gas, water and electric connected. Council tax band A.

### COUNCIL TAX

West Northamptonshire Council - Band A

### LOCAL AMENITIES

Weston Favell Shopping Centre is situated approximately one and a half miles distant with adjoining Lings Sports

For further information on viewing call 01604 230222