



ECTON PARK ROAD, NORTHAMPTONSHIRE, NN3
£250,000 FREEHOLD

Winkworth



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Presented to a high standard throughout and having been meticulously updated through the years, is this two double bedroom semi detached bungalow with garage. Located on a corner plot, a particular feature of the bungalow is a beautifully landscaped walled rear garden.

The accommodation, briefly comprises, uPVC double glazed entrance porch. A door from the porch leads to a L-shaped lounge/dining room. The room benefits from having a large uPVC double glazed window which faces out to the front. The room, which is light and airy, provides space for a table and chairs. From the living room, you walk into the modern kitchen. The kitchen comprises a range of units at eye and base level, eye level oven with microwave oven over, separate hob, with stainless steel extractor fan over. There is a stainless steel drainer sink unit. A uPVC double glazed door leads out to the landscaped rear garden. A further uPVC double glazed window faces out to the rear garden. The two bedrooms are both double, with the main bedroom benefiting from having built in wardrobes, providing shelving and hanging space. The shower room has been beautifully refitted and incorporates a large walk in shower with an inset sink and WC, with a rosewood surround, providing storage under the sink and housing the cistern. The inner lobby provides access to the bedrooms and shower room and provides access to a large walk in storage cupboard.

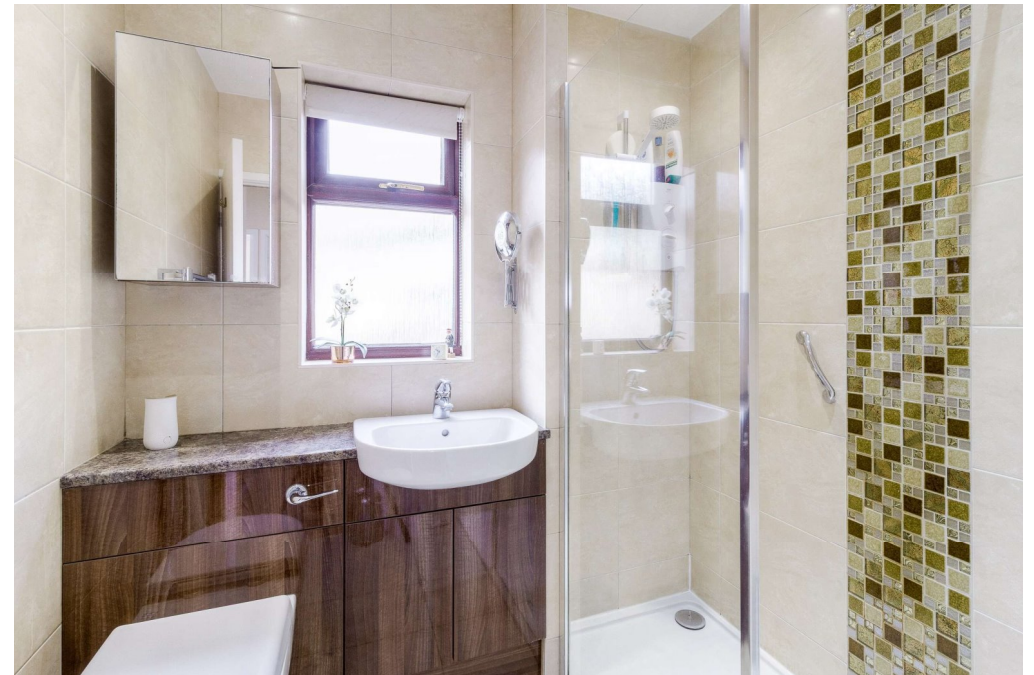
Externally to the rear, is a stunning sculptured wall enclosed landscaped rear garden. The garden features a large, paved patio area for entertaining friends and family. Steps lead up to an area of lawn, with a path leading to a further seating area to capture the sun. A gate leads out to the side. Behind the bungalow is a single garage.

The garage is accessed via a long drive and features an up and over door and power and lighting. There is also further storage space in the apex of the roof.

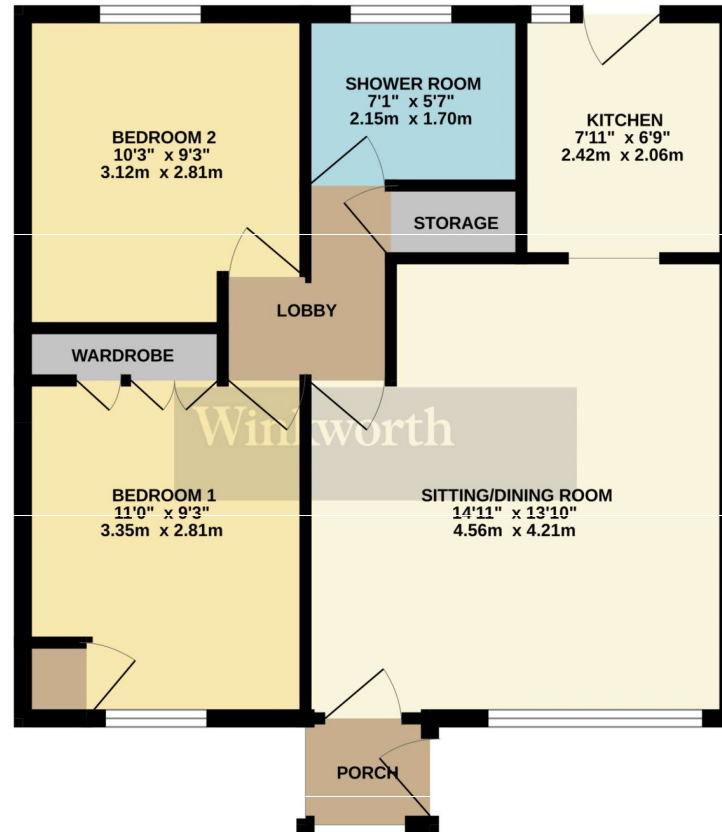
EPC Rating 'C'

Council Tax Band 'B'





GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 542 sq.ft. (50.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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