

Whites

ESTATE AGENTS

339 Wellingborough Road
Northampton NN1 4ER

Telephone: 01604 233600
Facsimile: 01604 233445
www.whitesestateagents.co.uk

NATIONAL ASSOCIATION
NAEA
ESTATE AGENTS



41 Manderville Close Manfield Grange NN3 6QE



PRICE: £224,995 Freehold

A modern three storey end of terrace property situated within the private and exclusive Manfield Grange development. The accommodation comprises entrance hall, lounge/dining room, fitted kitchen/breakfast room with integrated appliances and cloakroom to the ground floor. The first floor comprises two double bedrooms both with ensuite bathrooms. The second floor comprises two further double bedrooms and a family bathroom. Outside is a detached single garage with a parking space to the front, there are gardens to the front and rear with the rear offering access to communal grounds. Further benefits include uPVC double glazing, gas radiator heating and no upper chain. OFFERS INVITED

All statements written in these particulars as to this property are made without responsibility on the part of Whites and do not constitute any part of an offer or contract. Purchasers should not rely on them as statements of fact. Measurements are for guidance only and equipment described has not been tested.

ACCOMMODATION DETAILS.

GROUND FLOOR

ENTER VIA: uPVC door into:

HALLWAY: Single panel radiator, base of stairs, doors to:

CLOAKROOM: Double glazed window to front aspect, low level WC, pedestal mounted wash basin, single panel radiator.

LOUNGE/

DINING ROOM: **21'x18'1** (6.40m x 5.51m). Extensive lounge/dining room with double glazed patio doors overlooking the green, double glazed windows to side and rear aspects, two double panel radiators, storage cupboard.



KITCHEN: **11'5x8'** (3.48m x 2.44m). A range of base and eye level pine effect units with built in gas hob with electric oven and extractor over, double stainless steel sink with matching drainer and mixer tap over, plumbing for a washing machine, space for a fridge/freezer, tiled flooring, tiled to water sensitive areas, double glazed windows to front and side aspects, single panel radiator.



FIRST FLOOR

LANDING: Double panel radiator, base of stairs, cupboard housing boiler, doors to:

BEDROOM 1: **14'x13'1** (4.27m x 3.99m). Double glazed door leading to Juliet balcony, a range of fitted wardrobes, two single panel radiators, double glazed window to rear aspect, door to:

All statements written in these particulars as to this property are made without responsibility on the part of Whites and do not constitute any part of an offer or contract. Purchasers should not rely on them as statements of fact. Measurements are for guidance only and equipment described has not been tested.

- ENSUITE:** Obscured glazed window to side aspect, low level WC, pedestal mounted wash basin, double size shower, tiled to water sensitive areas, single panel radiator.
- BEDROOM 2:** **10'4x9'1** (3.15m x 2.77m). Double glazed window to front, built in wardrobes, single panel radiator, door to:



- ENSUITE:** Low level WC, pedestal mounted wash basin, single shower cubicle, obscured glazed window to front aspect.

SECOND FLOOR

- LANDING:** Single panel radiator, loft access, doors to:
- BEDROOM 3:** **13'2x10'3** (4.01m x 3.12m). Double glazed window to rear aspect, walk in wardrobe to one side and double wardrobe to other, single panel radiator.
- BEDROOM 4:** **13'4x10'2** (4.06m x 3.10m). Two velux windows, built in wardrobe, storage cupboard, single panel radiator.
- BATHROOM:** Three piece white suite comprising low level WC, pedestal mounted wash basin, panelled bath with shower over, obscured glazed window to side aspect, single panel radiator.



OUTSIDE

FRONT GARDEN: Mainly laid to lawn with pathway leading to front door.



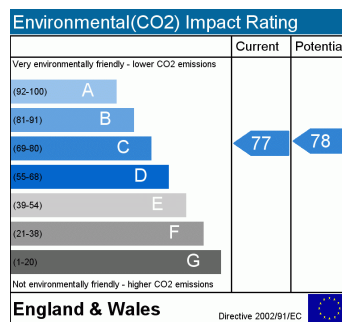
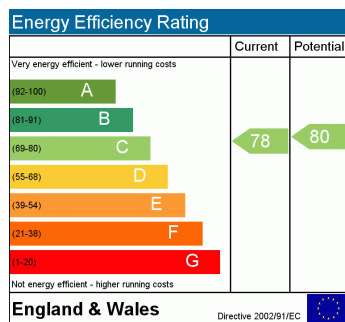
REAR GARDEN: Courtyard style garden with access to communal grounds.



Communal grounds

PARKING: Single garage and parking space at front of property.

VIEWING ARRANGEMENTS: By appointment with Whites Estate Agents.



All statements written in these particulars as to this property are made without responsibility on the part of Whites and do not constitute any part of an offer or contract. Purchasers should not rely on them as statements of fact. Measurements are for guidance only and equipment described has not been tested.