

**33 Quernstone Lane, Danefield, Northampton, NN4 8UN**  
**£215,000 Freehold**

New to the market is this three bedroom end of terrace property situated in a cul-de-sac. The property in brief comprises: entrance hall leading to lounge, kitchen-diner, conservatory and utility with the WC to the ground floor, and three bedrooms - master with en-suite - and the family bathroom to the first floor. There is a low maintenance garden to the rear with gated side access, and a driveway to the rear offering off road parking for multiple vehicles. EPC: D

**Three Bedrooms | Driveway to Rear | Conservatory | En-Suite to Master | Cul-de-Sac Location  
| Low Maintenance Garden**

**modern marketing · traditional values**

### ENTRANCE HALL

Entry via UPVC double glazed door. inset doormat. Radiator. Doors leading to connecting rooms. Stairs rising to first floor.

### KITCHEN/DINING ROOM 2.74m x 5.00m (9 x 16'5)

UPVC double glazed window to rear elevation. Radiator. Fitted with a range of wall mounted and base level cabinets and drawers with roll top work surface over. One and a half bowl sink and drainer unit with mixer tap over. Tiling to splash back areas. Space for range cooker with extractor hood over. Radiator. Archway leading to:

### CONSERVATORY 2.67m x 2.67m (8'9 x 8'9)

Of UPVC construction with polycarbonate roof over. UPVC double glazed doors leading to rear garden. Lighting.

### UTILITY/WC 2.64m x 1.70m (8'8 x 5'7)

Obscure UPVC double glazed window to front elevation. Fitted with a two piece suite comprising low level WC and wash hand basin. Space and plumbing for washing machine. Space for tumble dryer. Boiler.

### LANDING

Loft hatch. Storage cupboard. Doors leading to connecting rooms.

### BEDROOM ONE 2.74m x 3.25m (9 x 10'8)

UPVC double glazed window to rear elevation. Radiator. Door to:

### EN-SUITE 1.85m x 1.55m (6'1 x 5'1)

UPVC double glazed window to side elevation. Radiator. Fitted two piece suite comprising hand wash basin and shower cubicle with electric shower over. Fitted wardrobe. Spotlights.

### BEDROOM TWO 2.67m x 2.97m (8'9 x 9'9)

UPVC double glazed window to front elevation. Radiator.

### BEDROOM THREE 2.67m x 2.01m (8'9 x 6'7)

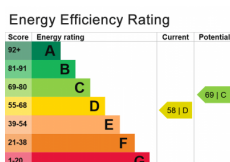
UPVC double glazed window to front elevation. Radiator.

### BATHROOM 1.68m x 1.96m (5'6 x 6'5)

Obscure UPVC double glazed window to side elevation. Heated towel rail. Fitted with a three piece suite comprising low level WC, hand wash basin in vanity unit, and panelled bath with electric shower over. Tiled floor. Tiling to splash back areas. Spotlights.

### REAR GARDEN

Enclosed via wood panel fencing and brick wall. Patio area. Raised lawn area fitted with artificial lawn. Decked seating area and side gate.



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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## LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

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