

47 Wade Meadow Court, Lings, Northampton, NN3 8ND
£175,000 Freehold

Fully renovated in 2018, this well presented three bedroom mid terrace is offered for sale by Jackson Grundy, Located in the sought after area of Lings, the house in brief comprises kitchen/dining room, lounge and WC, and to the first floor are three bedrooms and a refitted three piece family bathroom. Outside benefits from front and rear gardens, We recommend viewing at the earliest opportunity. EPC: E

**Three Bedrooms | Refitted Kitchen/Diner | Refitted Bathroom | Gas Radiator Heating | WC |
Front & Rear Gardens**

modern marketing · traditional values

ENTRANCE HALL

uPVC double glazed entrance door. Radiator. Cupboard housing electric and gas meters. Staircase rising to first floor landing. Doors to lounge, kitchen/dining room and WC.

WC 0.76m x 1.40m (2'6 x 4'7)

uPVC double glazed window to front elevation. Low level WC and vanity wash hand basin. Half height tiled walls and floor.

KITCHEN/DINING ROOM 6.10m x 3.48m (20 x 11'5)

uPVC double glazed window to front elevation. Fitted with a range of wall mounted and base level cupboards and drawers with wooden work surfaces over. Stainless steel sink and drainer. Included is an electric oven, four ring gas hob and extractor over. Space and plumbing for white goods. Space for sofa and dining furniture.

LOUNGE 4.06m x 3.56m (13'4 x 11'8)

uPVC double glazed window to rear elevation. Carpeted throughout. Door to hallway and kitchen/dining room.

FIRST FLOOR LANDING

Doors to all bedrooms, bathroom and cupboard housing gas boiler.

BEDROOM ONE 4.06m x 2.57m (13'4 x 8'5)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM TWO 4.06m x 2.57m (13'4 x 8'5)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 4.06m x 1.70m (13'4 x 5'7)

uPVC double glazed window to rear elevation. Radiator. Stripped floorboards.

BATHROOM 1.73m x 2.84m (5'8 x 9'4)

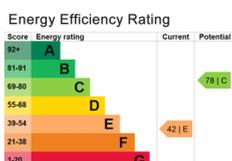
uPVC double glazed window to front elevation. Heated towel radiator. Refitted suite comprising panelled bath with shower over, vanity wash hand basin and concealed cistern WC. Tiled walls and floor.

FRONT GARDEN

Path to front door. Gravelled area for flower pots.

REAR GARDEN

Largely lawned with paved patio area and path leading to rear gate. Enclosed by timber panelled fencing. Bedding areas to borders.



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.

47 Wade Meadow Court, Lings, Northampton NN3 8ND
£175,000 Freehold



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).

47 Wade Meadow Court, Lings, Northampton NN3 8ND
£175,000 Freehold