

**87 Wade Meadow Court, Lings, Northampton, NN3 8NB**  
**£185,000 Freehold**

A spacious and fully renovated three bedroom home with driveway situated in Lings. The property has undergone extensive refurbishment to include a stylish refitted kitchen/dining room, refitted bathroom, conservatory addition, recently installed boiler and neutral decoration throughout. An internal viewing is highly advised. Accommodation in brief comprises: entrance hall, cloakroom/WC, 20ft kitchen/dining room, lounge, conservatory, three first floor bedrooms and bathroom. Outside to the front there is a lawned garden and driveway and to the rear a landscaped south facing garden with covered entertaining area. EPC: E

**Fully Refurbished Three Bedroom Home | Refitted Kitchen/Dining Room | Refitted Bathroom & Cloakroom | Neutrally Decorated Throughout | Conservatory & Covered Outside Seating Area | No Onward Chain**

**modern marketing · traditional values**

### ENTRANCE HALL

uPVC double glazed entrance door. Radiator. Wood effect laminate flooring. Staircase rising to first floor landing. Doors to:

### CLOAKROOM

Opaque single glazed window to front elevation. A refitted white suite comprising wall mounted wash hand basin and low level WC. Floor to ceiling tiling.

### LOUNGE 4.11m x 3.61m (13'6 x 11'10)

uPVC double glazed window to rear elevation. Radiator. Wood effect laminate flooring. Doors to entrance hall and kitchen/diner.

### KITCHEN/DINER 6.15m x 3.51m (20'2 x 11'6)

uPVC double glazed window to rear elevation. uPVC double glazed door to covered entertaining area that provides access to the conservatory. A stylish refitted range of wall mounted and base level cupboards and drawers with roll top work surfaces over and breakfast bar. Single bowl sink and drainer with mixer tap over. Feature under pelmet lighting and drop down lighting above breakfast bar. Integrated stainless steel oven, hob and filter canopy. Space and plumbing for further white goods. Space for table. Radiator. Recessed spotlights.

### FIRST FLOOR LANDING

Access to loft space. Doors to rooms. Large storage cupboard housing boiler.

### BEDROOM ONE 4.09m x 2.72m (13'5 x 8'11)

uPVC double glazed window to rear elevation. Radiator. Television point.

### BEDROOM TWO 4.09m x 2.59m (13'5 x 8'6)

uPVC double glazed window to rear elevation. Radiator.

### BEDROOM THREE 4.09m x 1.68m (13'5 x 5'6)

uPVC double glazed window to rear elevation. Radiator.

### BATHROOM 2.87m x 1.75m (9'5 x 5'9)

Heated chrome towel rail. A modern refitted white three piece suite comprising panelled bath with mixer tap shower attachment over, large wash hand basin and mixer tap over and pull out storage drawers under and low level WC. Further fitted storage with solid wooden counter tops. Floor to ceiling tiling. Extractor fan.

### OUTSIDE

#### FRONT GARDEN

Laid to lawn with hedged borders. Concrete driveway providing off road parking for one vehicle.

#### REAR GARDEN

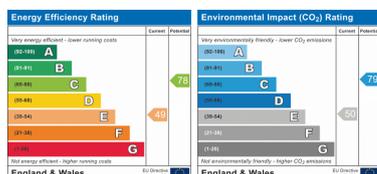
A landscaped rear garden that is mainly laid to patio with a small lawn and raised flower bed. Pedestrian gated rear access. Wooden shed. Large covered decked entertaining area with doors to:

#### CONSERVATORY/GARDEN ROOM 2.57m x 3.28m (8'5 x 10'9)

Of brick and uPVC construction with a ceramic tiled floor and French doors to garden.

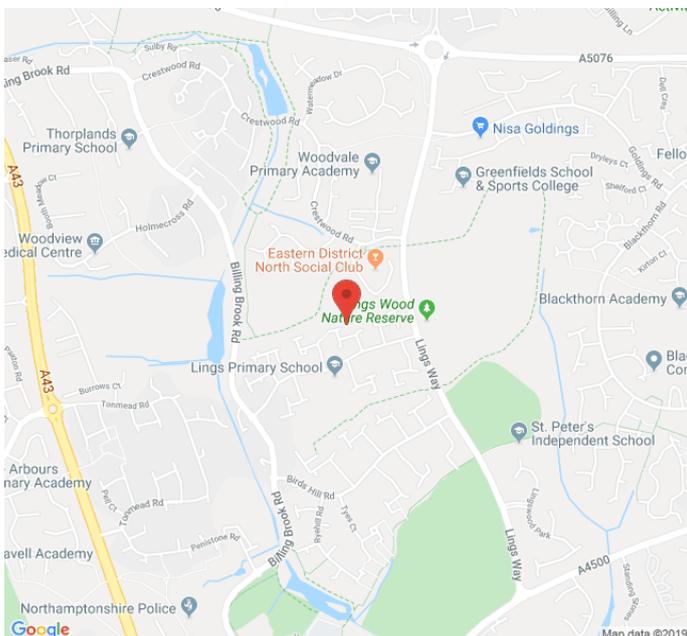
#### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



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

Weston Favell is a village and district of Northampton somewhat absorbed by the town's expansion in recent decades. It is bisected by the A4500 with the old village to one side and the area of Westone on the other. This suburb offers a wide selection of mature properties and residents benefit from good local amenities including two public houses, primary school, secondary school, parish church, general stores and hotel. Just to the outside of the former village boundary is the recently extended Weston Favell Shopping Centre which is home to a 24 hour supermarket, several shops, fast food outlets and banking facilities all set within an architecturally interesting vaulted ceiling main atrium. Its location also provides good main road access points with both the A43 and A45 ring roads being accessible within approximately 0.5 mile and M1 J15 is only 6 miles away. Mainline train services to London Euston and Birmingham New Street can also be accessed within 4 miles at Northampton station.

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