



## 21 Langford Drive, Wootton, Northampton, NN4 6JY

Situated within the popular village of Wootton is this well presented and extended three bedroom detached property which is being offered for sale with no upper chain. The accommodation comprises entrance hall, cloakroom/WC, study, lounge, dining room, kitchen, three bedrooms and a bathroom. Externally are well tended gardens to the front and rear with ample off road parking to the front and a tandem length garage with electronic door. The property also offers uPVC double glazing, gas radiator central heating, and kitchen with built in oven, hob and fridge. An early viewing is highly recommended.

# £375,000



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## **ACCOMMODATION**

### **Entrance Hall**

Entrance through uPVC double glazed entrance door, glazed side screens, coved ceiling, radiator.

### **Cloakroom/WC**

Close coupled WC, wash hand basin, double glazed window to the side, single radiator.

### **Study**

6' 11" x 5' 11" (2.11m x 1.80m) Double glazed window to the front, single radiator, laminate flooring.



### **Lounge**

19' 4" x 11' 4" (5.89m x 3.45m) Double glazed window to the front and side, marble style fireplace with wooden surround, dado rail, TV point, coved ceiling, two single radiators.

### **Dining Room**

21' 7" x 8' 10" (6.58m x 2.69m) Wood block flooring, patio doors to the rear, single radiator, cupboard housing gas boiler, breakfast bar, double radiator, through to kitchen.



### **Kitchen**

11' 3" x 8' 5" (3.43m x 2.57m) One and a half bowl sink unit with cupboards under, further range of base and wall mounted units and work top surfaces, integrated ceramic hob, extractor hood, electric oven and fridge, plumbing for washing machine, tiled splash backs, ceramic tiled floor, spot lights, patio doors to the rear.

### **Landing**

Double glazed window to the side, airing cupboard, thermostatic control, access to loft space.





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## Bedroom 1

12' 10" x 9' 9" (3.91m x 2.97m) Double glazed window to the front, built in mirror fronted wardrobes, laminate flooring, single radiator.

## Bedroom 2

9' 10" x 8' 9" (3.00m x 2.67m) Double glazed window to the side, single radiator, coved ceiling.

## Bedroom 3

9' 9" x 8' 3" (2.97m x 2.51m) Double glazed window to the rear, single radiator.

## Bathroom

A five piece suite comprising panelled corner bath, close coupled WC, wash hand basin, bidet, separate tiled shower cubicle, double glazed window to the rear, single radiator.

## Front Garden

Predominately block paved providing off road parking for several vehicles, flower beds.

## Garage

30' 11" x 10' 8" (9.42m x 3.25m) Tandem length in size, power and light connected, door to the rear garden.



## Rear Garden

Established well tended rear garden, laid to lawn with well stocked flower and shrub borders, paved patio, decking area, external tap.

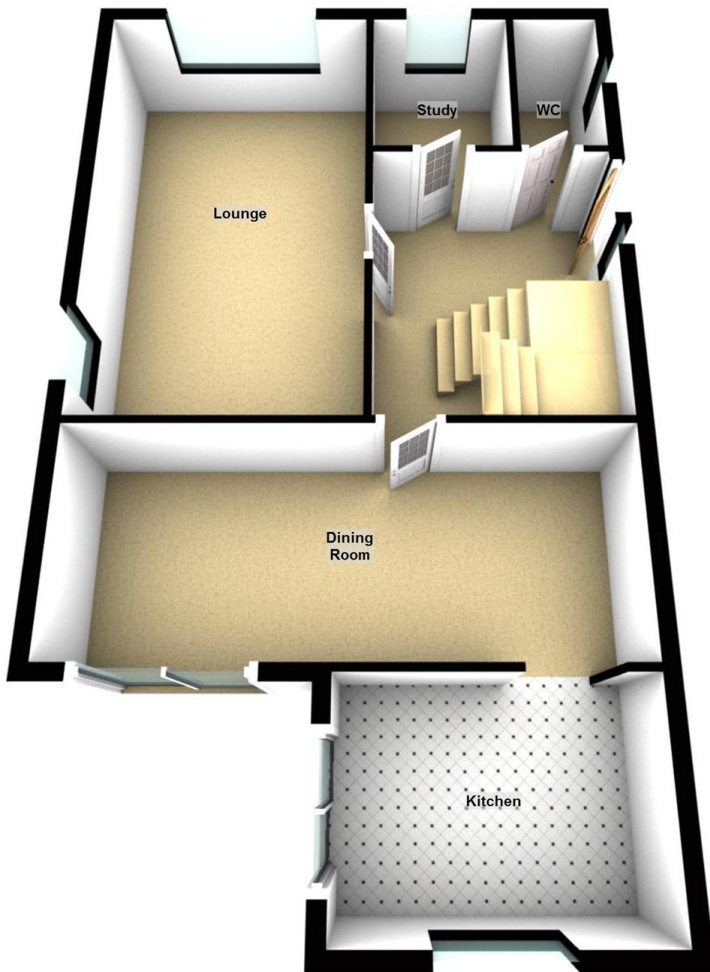


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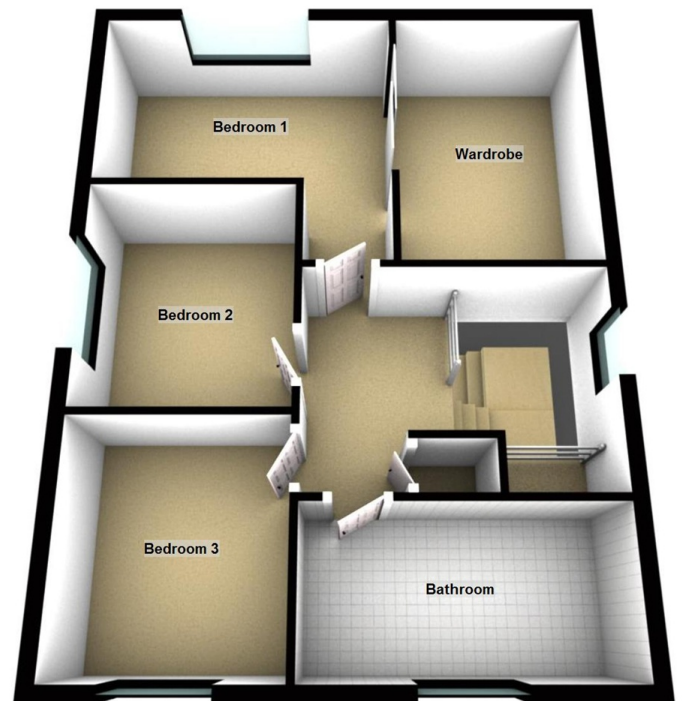




Ground Floor



First Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		78
(55 to 68) <b>D</b>	55	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC





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