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6 Butlers Close, ASTON LE WALLS

Asking Price £299,950

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more than just selling superior houses

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NO UPPER CHAINDETACHED BUNGALOW***TWO DOUBLE BEDROOMS***SINGLE GARAGE WITH OFF ROAD PARKING***VILLAGE LOCATION***

Located in the POPULAR Northamptonshire Village of ASTON LE WALLS is this DETACHED BUNGALOW. Offered for sale with NO UPPER CHAIN and with accommodation comprising entrance hallway, CLOAKROOM, RE-FITTED KITCHEN, lounge, TWO DOUBLE BEDROOMS with ENSUITE to bedroom one. Outside is a PLEASANT MATURE REAR GARDEN, front garden, DRIVEWAY and SINGLE GARAGE. The property further benefits from UPVC DOUBLE GLAZING throughout. VIEWING IS ADVISED. EPC - D

Entered Via
A Upvc double glazed Upvc door set under a canopy storm porch and opening into:-

Hallway
14'2" (4.32) x 3'7" (1.1) reducing to 3' (0.91) Wood effect vinyl flooring, single panel radiator, inset spotlights, smoke alarm, loft access with fitted ladder, coving to ceiling, white panel doors giving access to bedrooms and cloakroom, glazed door giving access to lounge.

Cloakroom
5'7" x 2'7" (1.7m x 0.79m) Refitted with a white two a piece suite comprising low-level WC with push flush and wash hand basin set into vanity unit with mixer tap over and built in cupboard under, single panel radiator, extract fan, tiling to water sensitive areas.

Lounge
16'10" x 12'3" (5.13m x 3.73m) A spacious lounge with Upvc double glazed sliding patio doors giving access to the rear garden, two double panel radiators, inset spotlights, smoke alarm, coving to ceiling, thermostat control panel, glazed door giving access to:-

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Kitchen
12'3" x 9'4" (3.73m x 2.84m) Refitted with a range of both base and eye level shaker style units with rolled edge wood effect work surfaces over and matching up stands., inset one and a half bowl stainless steel sink unit with swan neck mixer tap over, integrated single oven, integrated electric hob with stainless steel extractor over and stainless steel splashback, space and plumbing for washing machine, space for tumble dryer, integrated fridge freezer, wood effect vinyl flooring, inset spotlights, smoke alarm, double panel radiator, wall mounted electrical consumer unit, Upvc double glazed window to rear aspect, Upvc double glazed door giving access to the side of the property.

Bedroom One
13'1" x 8'10" (4m x 2.7m) A good size double bedroom with Upvc double glazed window to front aspect with double panel radiator under, coving to ceiling, smoke detector, door leading to:-

Ensuite Bathroom
6'5" x 5'6" (1.96m x 1.68m) Refitted with three-piece suite comprising low-level WC and wash hand basin set into vanity unit with mixer tap over and built in cupboards under, double mains fed showers, extractor fan, tiling to all water sensitive areas, double panel radiator, Upvc double glazed window to side aspect, grey wood effect laminate flooring.

Bedroom Two
12'6" x 9' (3.8m x 2.74m) A second double bedroom with Upvc double glazed window to front aspect with double panel radiator under, coving to ceiling, smoke alarm, telephone point,





Outside

Front
Mostly laid to lawn with a central pathway leading to the front door and planted with mature bushes. There is a driveway in front of the garage offering parking for one vehicle and pathways to either side of the property offering gated access to the rear garden.

Garage
Brick built garage with metal up and over door with power and light connected.

Rear
Accessed from lounge via sliding double glazed patio doors onto paved patio area with the remainder laid to lawn. There are planted boarders with mature bushes and shrubs and the garden is enclosed by a mixture of full height and half height timber fencing. There is an outside tap and outside light. To the left of the property there is a paved pathway leading to a small gravelled area, wooden shed and the air source heat pump, this leads to gated access to the front of the property. To the right hand side is another paved pathway giving access into the kitchen and gated access to the front of the property.

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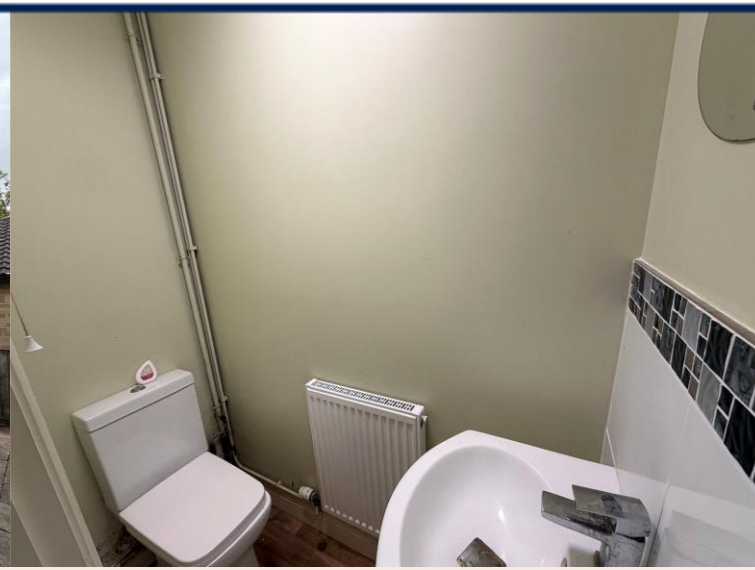
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Viewing strictly by appointment with the agent

AGENTS DISCLAIMER
Floorplans: are for general guidance only and not to scale and should not be used as a basis for the purchase of furnishings and furniture. Measurements: are for general guidance only. The buyer is therefore advised to check measurements if they are required for any other purpose, eg fitted carpets, furniture. Appliances: Laurence Tremayne Estate Agents have not tested any apparatus, equipment or fitting for services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.
MORTGAGE ADVICE
Independent mortgage advice is available, without charge, for all prospective purchasers of this property. Written quotations available on request. "YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT"

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1 floorplans available on our **Website**

18 photos available on our **Website**