



**3 Alfred Street, Stanwick  
Northamptonshire NN9 6QT  
£245,000 Freehold**

We are delighted to offer for sale with no upward chain, this good size two bedroom semi detached bungalow, situated within a quiet residential area. Within walking distance of the Village Centre, and a small driving distance to Stanwick Lakes, Rushden Lakes, and further amenities in Raunds. This lovely property further benefits from a modern fitted shower room, conservatory addition, low maintenance rear garden and a block paved driveway allowing off road parking for two vehicles.

- Offered with no upward chain
- Good size main bedroom
- Modern shower room
- Energy Efficiency Rating - C70
- Village location
- Bedroom 2/sitting room, leading to conservatory
- Driveway parking for two vehicles
- Quiet residential area
- Spacious lounge
- Low maintenance rear garden



## Location

Alfred Street is situated off of Mansfield Street, which in turn is off of Dolben Avenue. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## Council Tax Band

B

## Energy Rating

Energy Efficiency Rating - C70

Certificate number - 2100-4931-0722-3424-3143

## Accommodation

### Porch

### Hall

Loft access.

### Lounge 13'10" x 11'11" (4.21m x 3.64m)

Plus bay window.

### Bedroom 1 8'10" x 8'8" (2.70m x 2.64m)

Plus built in wardrobes.

### Kitchen 8'10" x 10'11" (2.70m x 3.32m)

Minimum measurement, plus recess, plus door recess.

Featuring an array of base, wall and drawer units.

Built in oven and gas hob.

1 bowl stainless steel sink unit.

Built in fridge & freezer.

Wall mounted gas fired Baxi combination boiler concealed within cupboard.

### Bedroom 2/ Sitting Room 12'0" x 11'11" (3.66m x 3.64m)

Maximum measurement.

Double doors leading through to the conservatory.

### Conservatory 11'3" x 816'11" (3.44m x 249m)

With two radiators and tiled flooring.

### Shower Room

Modern re-fitted white suite comprising a double shower with feature splashwall, low flush wc and vanity wash hand basin, finished with a heated towel rail and full tiled surrounds.

### Covered Lean-to

With gated access to the front and rear, and allowing for useful storage area for the bins.

## Front

Feature block paved frontage allowing parking for a minimum of two vehicles, with a small raised flower and hedge border to the front.

## Rear Garden

Low maintenance rear garden having areas of hardstanding, patio and paving throughout the garden, surrounded by a well stocked and established flower and shrub border.

## Driveway Parking

## Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

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## Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

## Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

## Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





## Ground Floor

Approx. 68.2 sq. metres (734.4 sq. feet)



Total area: approx. 68.2 sq. metres (734.4 sq. feet)



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