

# QUINTONSIDE, NORTHAMPTON, NN4

£525,000 | 4 Bed House - Detached

# BELVOIR!



Belvoir Estate Agents are delighted to present this beautifully maintained five-bedroom, three-storey detached family home, occupying a desirable corner plot in the sought-after area of Grange Park. Ideally positioned, the property is within close proximity to highly regarded local schools and offers excellent access to the M1 at Junction 15.

The spacious and versatile accommodation briefly comprises a welcoming entrance hall, cloakroom, and a bright dual-aspect lounge extending from front to back. There is a separate dining room, a well-appointed kitchen/breakfast room, and a useful utility room.

To the first floor, the landing leads to the principal bedroom with en-suite bathroom, a second bedroom with en-suite shower room, and a fifth bedroom which could also serve as a study. The second floor offers two further generously sized double bedrooms and a modern family bathroom.

Additional benefits include gas radiator central heating, uPVC double glazing, a detached double garage, a driveway providing off-road parking, and well-maintained gardens to both the front and rear.

COUNCIL TAX BAND: F

- Five Bedrooms
- Three Storey
- Detached Family Home
- Detached Double Garage
- Two Ensuited
- Cloakroom
- Utility Room
- Kitchen/Breakfast Room
- Separate Dining Room
- Well Presented Throughout

**Draft Details.**

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

**Disclaimer.**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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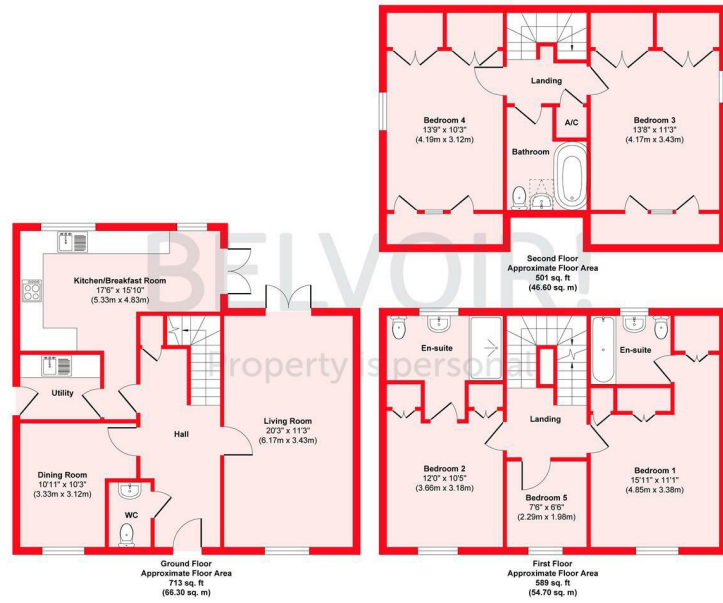
# BELVOIR!

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

70 → 78

## Quintonside, NN4



Approx. Gross Internal Floor Area 1803 sq. ft / 167.60 sq. m

Illustration for identification purposes only. Measurements are approximate, not to scale. Produced by Elements Property

