

**SANDOVER, NORTHAMPTON, NN4**

£410,000 | 4 Bed House - Detached

**BELVOIR!**



Belvoir Estate Agents are delighted to offer for sale this extended and very well presented four bedroom detached family home located in this popular part of East Hunsbury. The accommodation briefly comprises entrance hall, cloakroom, lounge, sitting room, large kitchen/diner, first floor landing, master bedroom with en-suite bathroom, three further bedrooms and a shower room. The property further benefits from gas radiator central heating, upvc double glazing, off road parking and a lovely rear garden with a covered seating area.

COUNCIL TAX BAND: C

- IMMACULATE INSIDE AND OUT
- DETACHED 4/5 BED
- EXTENDED
- OFF ROAD PARKING FOR 3
- LOW MAINTENANCE REAR GARDEN
- GOOD SCHOOL CATCHMENT
- QUALITY KITCHEN AND BATHROOMS

**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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive

2002/91/EC

