

# SENTRY CLOSE, NORTHAMPTON, NN4

£450,000 | 4 Bed House - Detached

# BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this spacious four/five bedroom detached family home located in this desirable part of Wootton. The well presented accommodation briefly comprises entrance hall, cloakroom, lounge, large open plan kitchen/diner, utility room, family room/bedroom five, first floor landing, master bedroom with en-suite, three further double bedrooms and a family bathroom. The property further benefits from gas radiator central heating, upvc double glazing, off road parking and a south facing rear garden. The property is conveniently situated close to well regarded schools and has excellent road links for the A45 and M1, junction 15.

COUNCIL TAX BAND: E

- Four Double Bedrooms
- Spacious Detached Family Home
- Large Open Plan Kitchen/Diner
- Family Room/Bedroom Five
- Cloakroom
- Utility Room
- En-Suite
- Well Presented Throughout
- Corner Plot
- Off Road Parking

**Draft Details.**

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

**Disclaimer.**

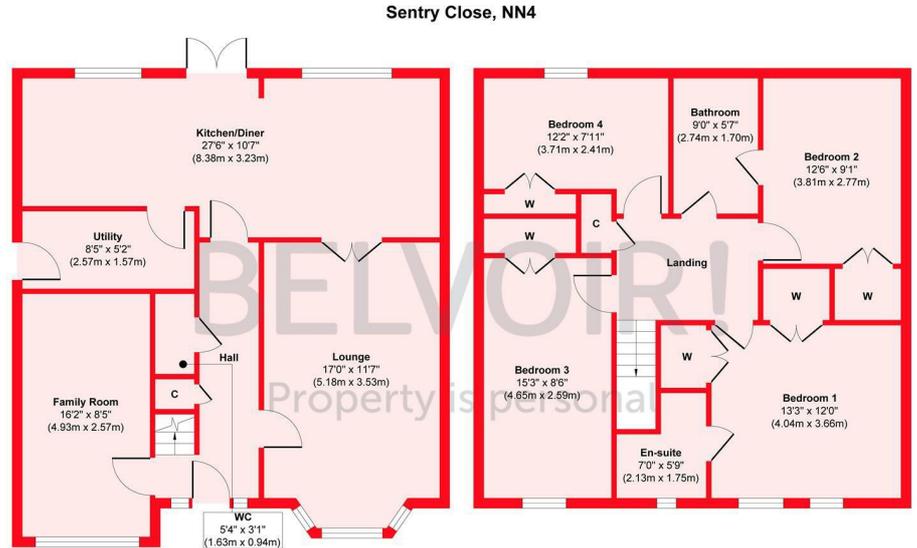
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<div style="text-align: center;"> <span style="font-size: 2em;">76</span> <span style="font-size: 3em; margin-left: 10px;">84</span> </div>
(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>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



Ground Floor  
Approximate Floor Area  
801 sq. ft  
(74.41 sq. m)

First Floor  
Approximate Floor Area  
767 sq. ft  
(71.25 sq. m)

Approx. Gross Internal Floor Area 1568 sq. ft / 145.66 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

