



WOODLANDS, NORTHAMPTON, NORTHAMPTONSHIRE, NN4  
**£385,000 FREEHOLD**

**Winkworth**



## WOODLANDS, NORTHAMPTON, NORTHAMPTONSHIRE, NN4

This four bedroom family home is located on the sought after development of Grange Park and is offered for sale with no onward chain. The property comprises entrance hall, dining room, downstairs WC, lounge, and kitchen/breakfast room to the ground floor. Upstairs you can find four bedrooms with an en-suite to the master and a four piece family bathroom. The property has a, private rear garden which is mainly laid to lawn. This family home also benefits from off road parking and a single garage. EPC Rating C. Council Tax Band E.

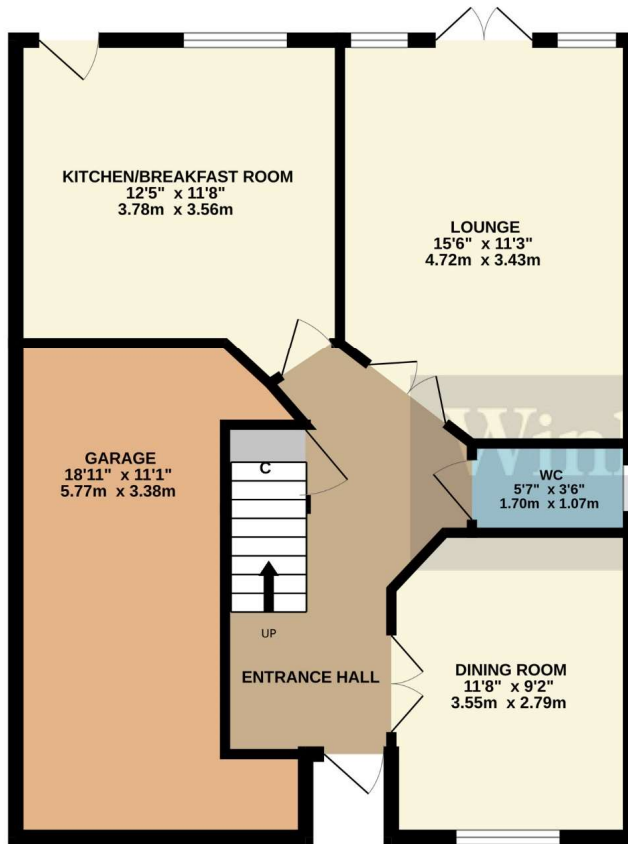
### LOCAL AREA INFORMATION

Grange Park is a popular modern urban development to the south side of Northampton some 4 miles from the town centre. With its own community centre, primary school, two public houses and supermarket, additional facilities are within easy reach due to Grange Park's convenient location. Positioned just off the A45 Northampton ring road, M1 J15 is only a mile away with hotel, restaurant and petrol station services. Public transport links are also well catered for with a regular daily bus service to Northampton where the train station offers mainline services to London Euston and Birmingham New Street. An additional bus service also operates to Milton Keynes where further shopping and entertainment facilities can be enjoyed such as The Milton Keynes Theatre District, The Centre MK or Xscape indoor skiing and boarding dome.

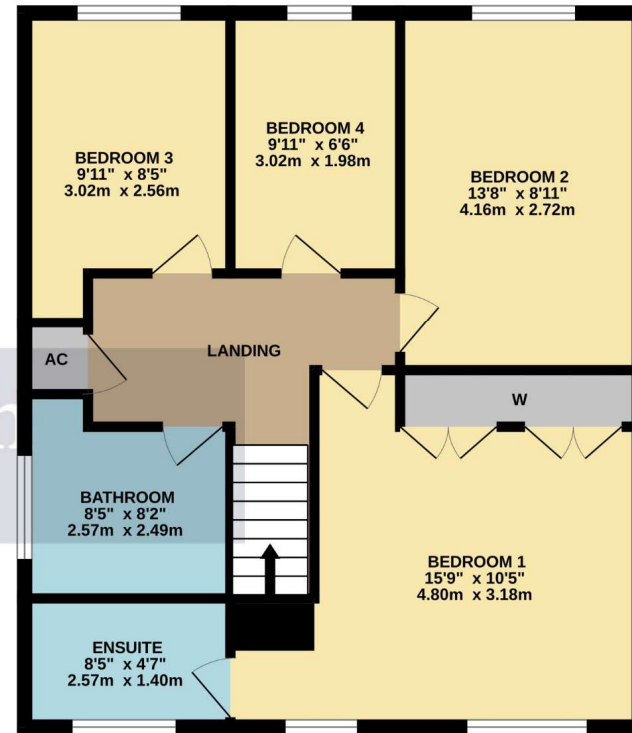




GROUND FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR  
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 1346 sq.ft. (125.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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