



105 BATTALION DRIVE
WOOTTON | NORTHAMPTON
£540,000 FREEHOLD



-  sales
-  lettings
-  town & country

105 Battalion Drive | Wootton | Northampton | NN4 6RX

Merrys are DELIGHTED to offer for sale this most impressive executive detached property which has been extended and improved by the current owners. The main feature of this property is the magnificent kitchen/dining/family room which offers a impressive modern kitchen with an abundance of NEFF integrated appliances to include induction hob, two ovens and microwave combination oven, dishwasher and a wine cooler. The accommodation fully comprises, entrance hall, cloakroom/WC, lounge, kitchen/dining/family room, utility room, four double bedrooms, en-suite shower room and main bathroom. Externally the property offers established landscaped gardens with the rear enjoying a southerly aspect and a double detached garage with electronic door.

The property also benefits from uPVC double glazing and gas radiator central heating. Both bathrooms have been re-fitted to a high standard as well as the overall decor.

An early viewing is essential in order to avoid disappointment.



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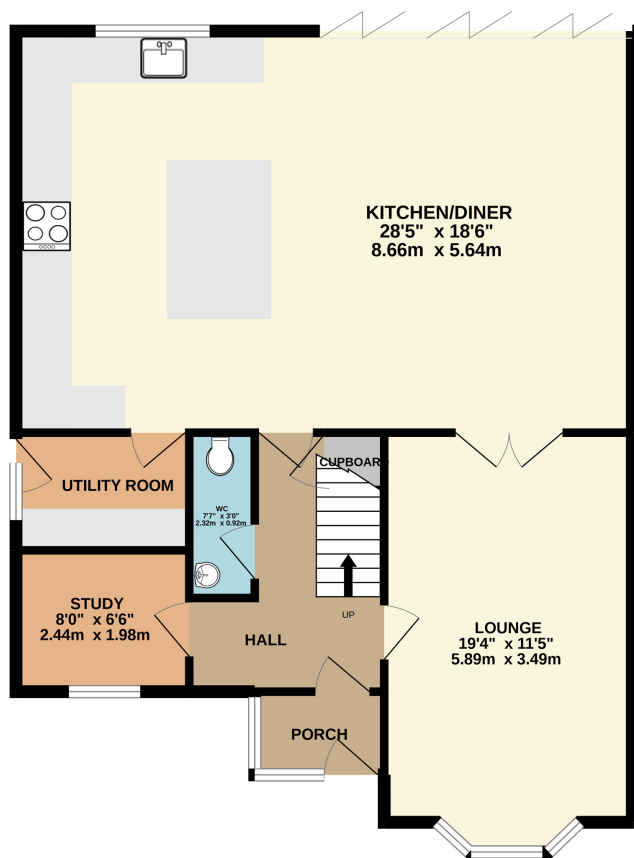
Wootton Hope Drive, Northampton, NN4 6DY
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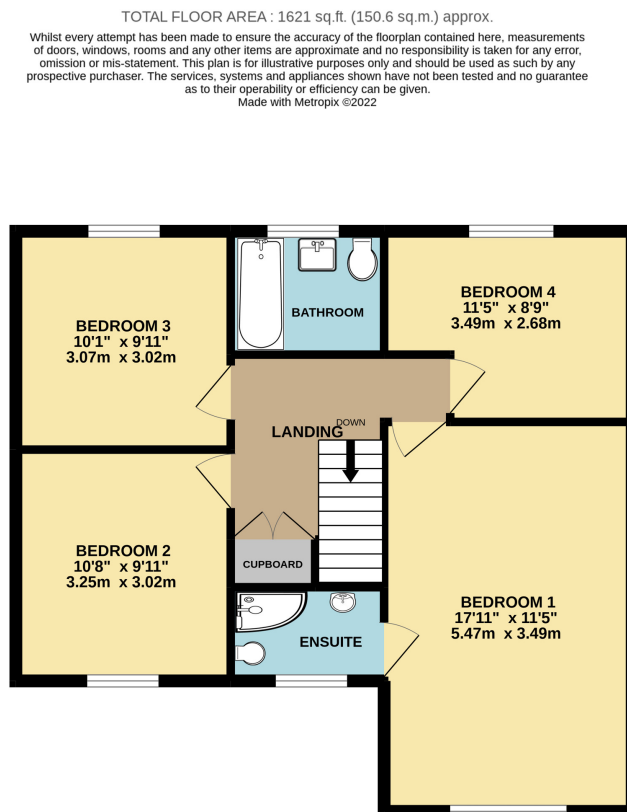




GROUND FLOOR
963 sq.ft. (89.5 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1621 sq.ft. (150.6 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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