



12 LEXDEN CLOSE  
WOOTTON | NORTHAMPTON  
£650,000 FREEHOLD

 Merrys | Town & Country Homes  
SINCE 1815

## 12 Lexden Close | Wootton | Northampton | NN4 6DU

Situated within one of Wootton's most sought after Cul-De-Sac's is this executive detached property which offers spacious family accommodation throughout. The property is located close to excellent schools, many amenities and the motorway network. Off road parking for several vehicles and a private rear garden are some of the key features for this property.

ENTRANCE HALL | CLOAKROOM/WC | LOUNGE | DINING ROOM | KITCHEN/BREAKFAST ROOM | UTILITY ROOM | FIVE BEDROOMS | TWO EN-SUITE SHOWER ROOMS | FAMILY BATHROOM | DOUBLE GARAGE | FRONT AND REAR GARDENS



**Merrys** | Town & Country Homes  
SINCE 1815

Wootton Hope Drive, Northampton, NN4 6DY  
MERRYS.CO.UK

## The Property

Merrys are delighted to offer for sale this executive detached property which is pleasantly located within one of Wootton's most sought after cul-de-sac's. The spacious accommodation comprises entrance hall, cloakroom/WC, lounge, dining room, kitchen/breakfast room, utility room, gallery landing, five bedrooms, two en-suite shower rooms and a family bathroom. Externally to the front there is a large driveway providing off road parking for several vehicles, double integral garage and a private established garden to the rear. The property benefits from a re-fitted kitchen with integrated appliances to include gas hob, Bosch double oven, dishwasher and a water softener system. Matching units extend into the utility room. There are built in wardrobes to four of the bedrooms. The bathrooms have been re-fitted over the years with the family bathroom having a freestanding bath and a separate shower cubicle. The property also offers uPVC double glazing and gas radiator central heating. The property is also situated close to excellent schools and many amenities to include a Coop, Chemist, Doctors Surgery and a Butchers. Waitrose is also less than a mile away. An early viewing is strongly recommended.

**Tenure**  
Freehold

**EPC Rating:**

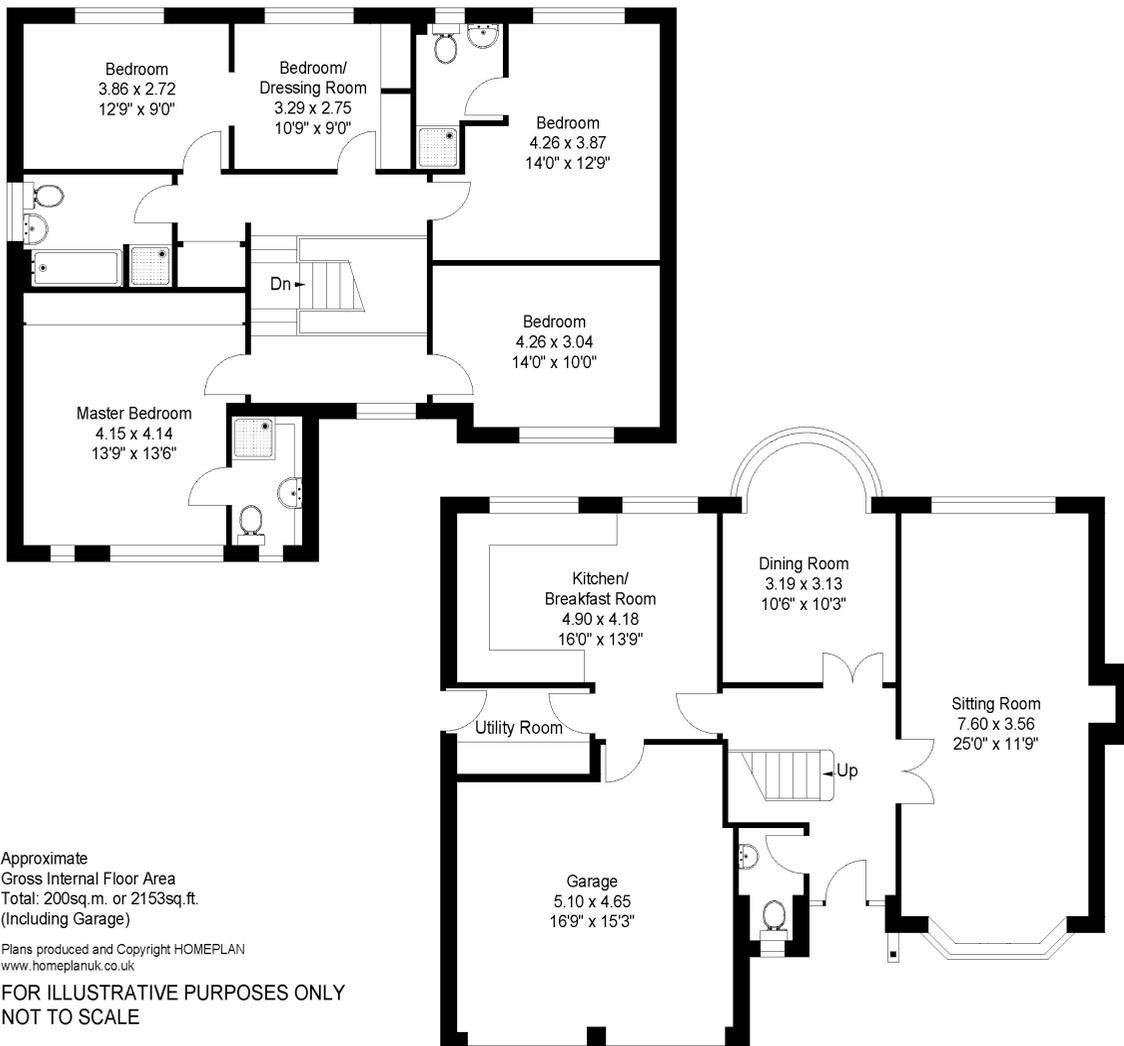
**Viewings**

You are welcome to view by appointment. Please call Merrys on 01604 767400.









Approximate  
Gross Internal Floor Area  
Total: 200sq.m. or 2153sq.ft.  
(Including Garage)

Plans produced and Copyright HOMEPLAN  
www.homeplanuk.co.uk

**FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE**



Note: Merrys for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.
2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.
3. No person in the employment of Merrys has any authority to make or give and representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or in inspecting properties which have been sold, let or withdrawn.