



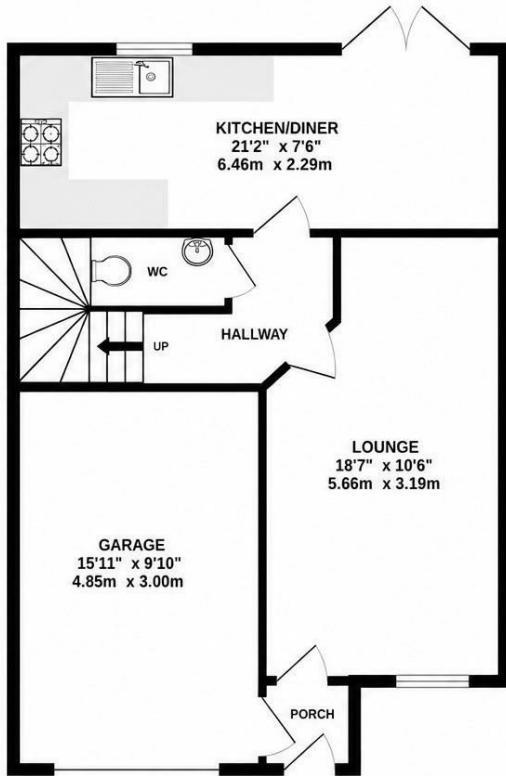
4 KENT CRESCENT NORTHAMPTON, NN5 4WE

£335,000
FREEHOLD

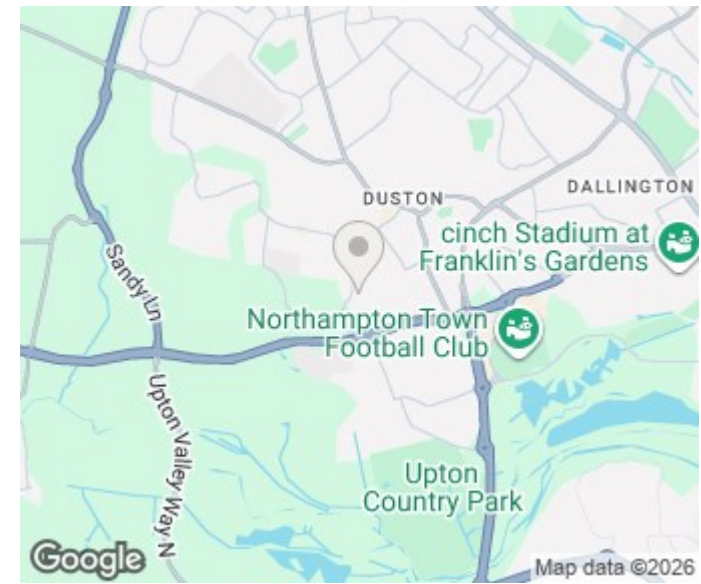
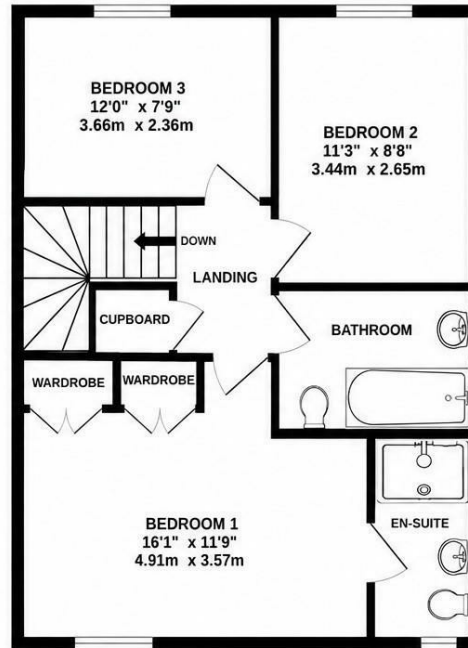
Stonhills are pleased to offer this well presented three bedroom detached family home situated on the popular Marina Gardens development. The accommodation comprises entrance porch with access to the garage, entrance hall, WC, lounge, kitchen/dining room, bedroom one with fitted wardrobes and ensuite, two further bedrooms and a family bathroom. Outside there is a landscaped tiered rear garden, off road parking for two vehicles and an integral garage with an electric roller door. Conveniently located close to local amenities, schools and offering excellent access to the A45, M1 motorway and Northampton train station. Viewing is highly recommended.

 **stonhills**
LAND & ESTATE AGENTS

GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.



| 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 | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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