



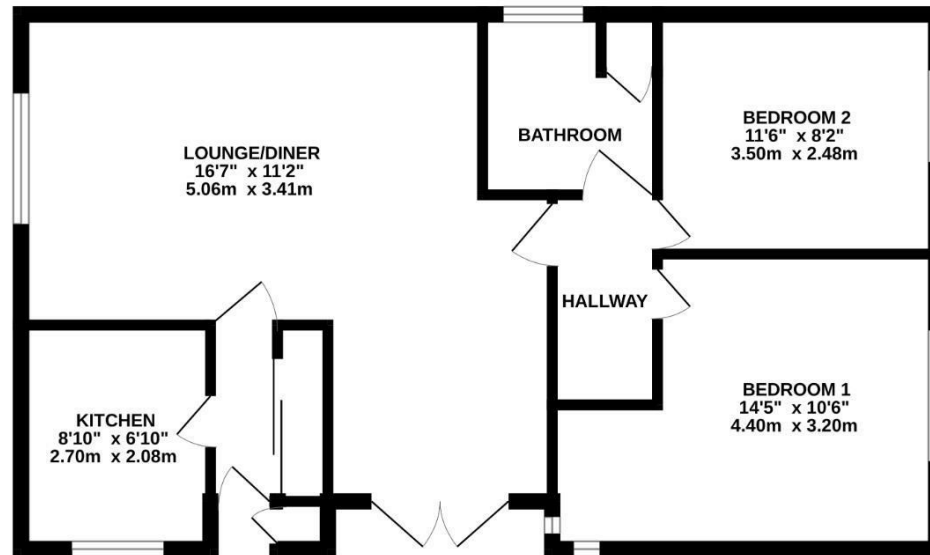
## 11 LAPWING CLOSE NORTHAMPTON, NN4 0RT

**£285,000**  
**FREEHOLD**

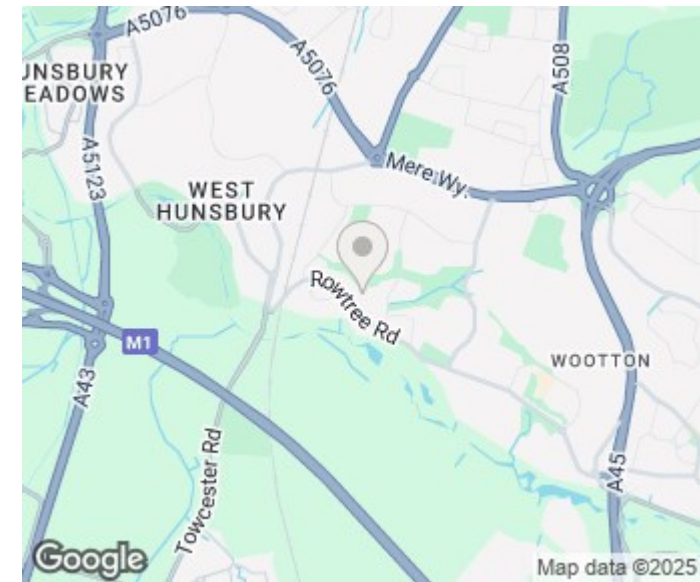
Stonhills are pleased to offer this well-presented two double bedroom detached bungalow, located in a quiet cul-de-sac in East Hunsbury. The accommodation includes a spacious lounge/diner, kitchen, bathroom, private rear garden, off-road parking, and a single garage. Residents benefit from access to the exclusive Grangewood Residents Club, offering facilities such as tennis courts and a function hall. The property is ideally situated close to local shops, medical services, and bus routes, with excellent access to the A45 and M1.



## GROUND FLOOR



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 plus) <b>A</b>		
(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	

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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