

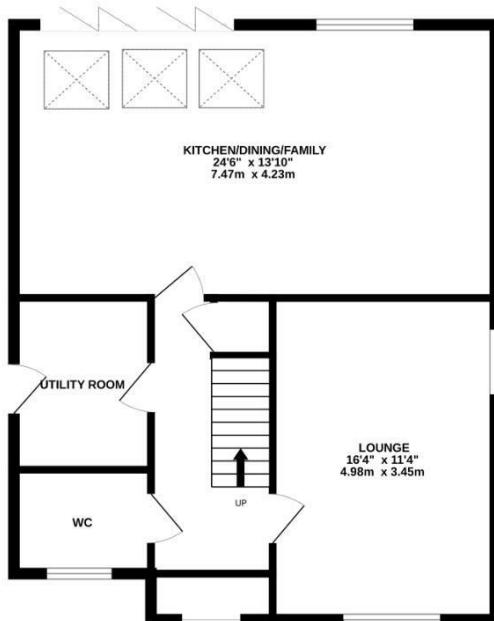


## 223 WEST STREET UPTON, NN5 4HG

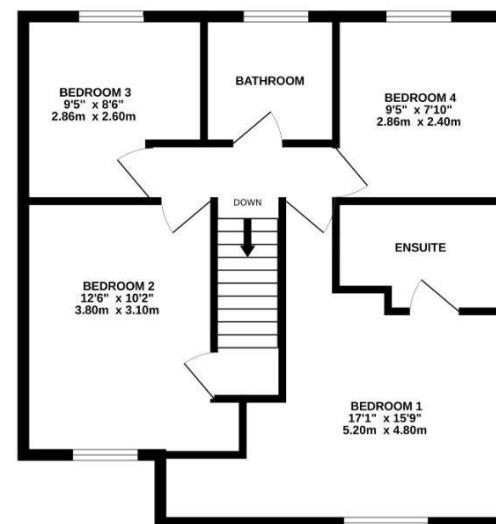
**£435,000  
FREEHOLD**

Stonhills are pleased to offer this well-presented four double bedroom detached home located in the popular area of Upton. The property boasts an ensuite to the main bedroom, a spacious kitchen/diner/family room with bifold doors, lounge, utility room, WC, and family bathroom. Outside, there is off-road parking, a single garage, and a low-maintenance garden with artificial lawn. Ideally situated close to local amenities, good schools, and excellent transport links.

## GROUND FLOOR



## 1ST FLOOR



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		85	
EU Directive 2002/91/EC			

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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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

Northampton Office Sales  
39 St Giles Street  
Northampton  
Northamptonshire  
NN1 1JF

01604 624424  
lewis@stonhills.co.uk  
<https://www.stonhills.co.uk/>

