

**12 Lincoln Road
St James
NORTHAMPTON
NN5 5JS**

£199,950



- **CENTRAL LOCATION**
- **TWO BEDROOMS**
- **DOUBLE GLAZING**
- **IDEAL FIRST HOME**

- **CLOSE TO TRAIN STATION**
- **ORIGINAL FEATURES**
- **RADIATOR HEATING**
- **ENERGY PERFORMANCE RATING C**

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PERSONAL • PROFESSIONAL • PROACTIVE

Situated near to the Train Station, Town Centre and Franklins Gardens, this Victorian terraced home has been modernised and updated whilst retaining a host of original period features. The accommodation comprises; an entrance hall, lounge, dining room and a refitted kitchen on the ground floor with two generously sized bedrooms and a four piece bath/shower room on the first floor. To the rear there is a long garden with a patio and lawn and further benefits include double glazing, radiator heating and permit on street parking.

Ground Floor

Hallway

Entered via a panelled entrance door, stairs to the first floor landing, radiator, doors to the lounge and dining room.

Dining Room

10'7 x 10'6 (3.23m x 3.20m)

Double glazed window to the front elevation, feature cast iron fireplace, radiator, television point, open to the lounge.

Lounge

11'0 x 11'1 (3.35m x 3.38m)

Double glazed window to the rear elevation, radiator, television point, door to the kitchen.

Kitchen

11'8 x 7'11 (3.56m x 2.41m)

Refitted in a modern range of wall and base level units with work surfaces over, inset stainless steel sink drainer unit, integrated stainless steel electric oven and gas hob with an extractor over, plumbing for a dishwasher and washing machine as well as space for a fridge. Tiled flooring and splash back areas, under stairs storage cupboard, double glazed window to the rear elevation and door to the rear garden.

First Floor

Landing

Airing cupboard, doors to the first floor rooms.

Bedroom One

14'0 x 10'7 (4.27m x 3.23m)

Two double glazed windows to the front elevation radiator, cast iron fireplace.

Bedroom Two

11'0 x 8'7 (3.35m x 2.62m)

Double glazed window to the rear elevation, radiator.

Bathroom

Fitted with a four piece suite comprising a panelled bath,, shower cubicle, low level W.C. and a wash hand basin, double glazed window to the rear.

Rear Garden

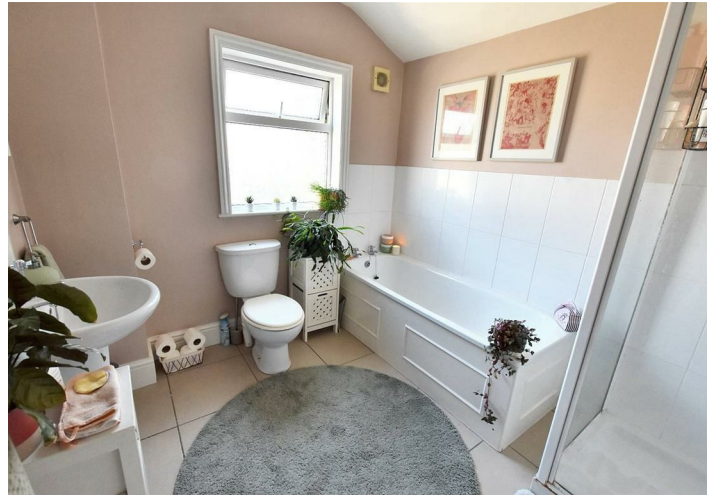
Laid mainly to lawn with a patio and two brick built stores.

Agents Notes:

Energy Performance Rating: TBC

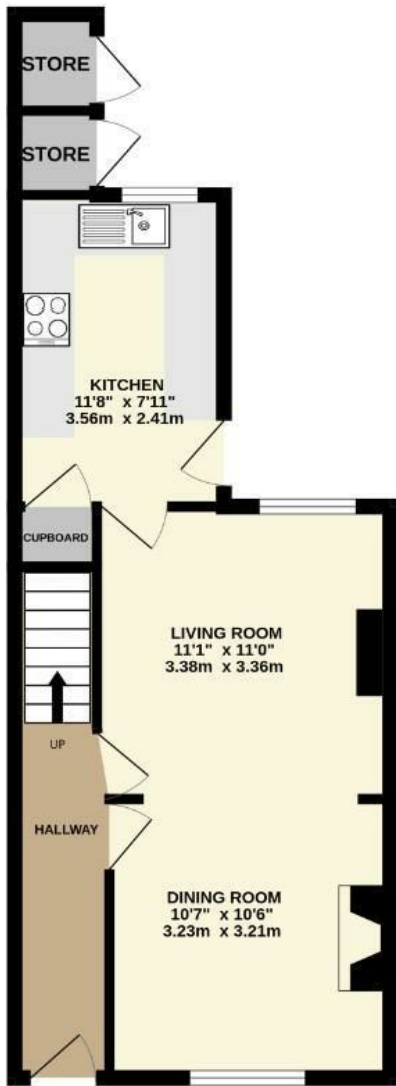
Local Authority: West Northants

Council Tax Band: A

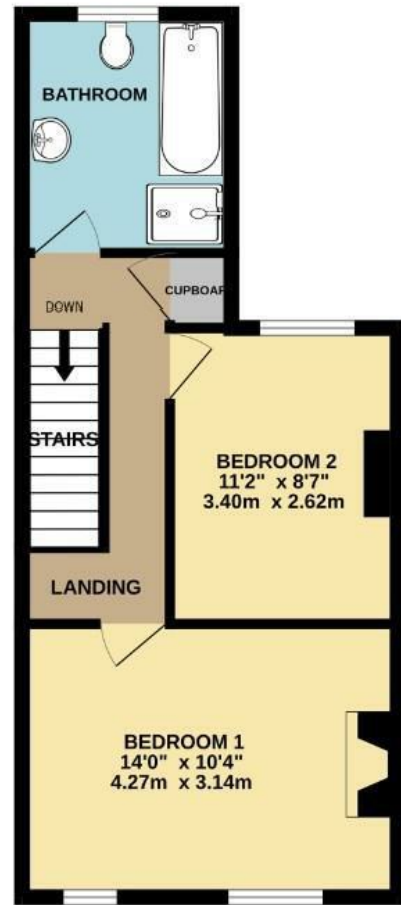




GROUND FLOOR

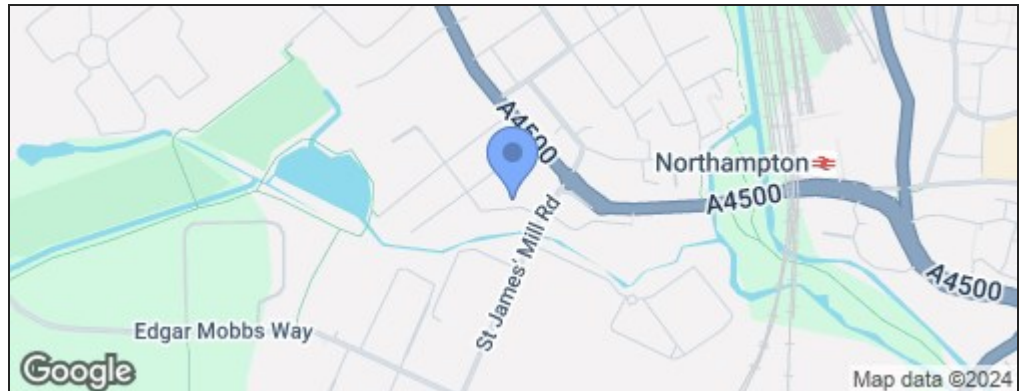


1ST FLOOR



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.