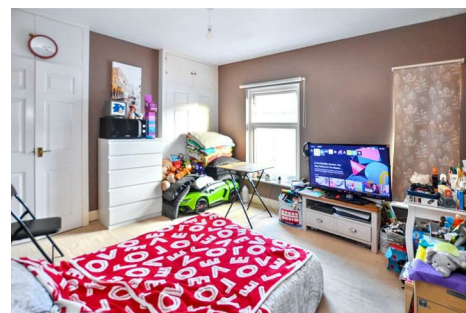
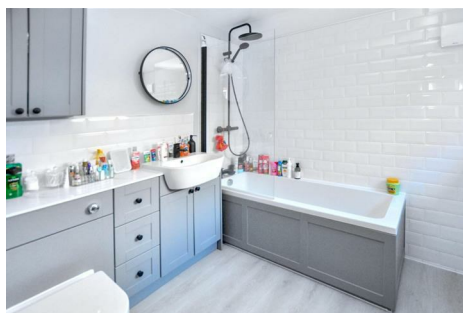


**24 Lincoln Road  
St James  
NORTHAMPTON  
NN5 5JS**

**£199,950**



- NO ONWARD CHAIN
- REFITTED KITCHEN
- ENCLOSED REAR GARDEN
- DOUBLE GLAZING
- LOCAL AMENITIES NEARBY

- THREE BEDROOMS
- REFITTED BATHROOM
- GAS RADIATOR HEATING
- CLOSE TO TRAIN STATION
- ENERGY RATING: D

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PERSONAL • PROFESSIONAL • PROACTIVE

This well-presented terraced home features a recently refitted kitchen and bathroom and is conveniently located within easy reach of the train station and town centre. The ground floor offers a spacious lounge/diner, a modern kitchen, and a bathroom, while upstairs provides three comfortable bedrooms. Outside, you'll find an enclosed rear garden. Additional benefits include double glazing and gas radiator heating.

## **Ground Floor**

### **Entrance Hall**

Enter via a double glazed door, stairs rising to first floor, door leading to lounge/diner.

### **Lounge/Diner**

21'10" x 10'10" (6.67 x 3.32)

Dual aspect windows to front and rear, feature fireplace, understairs storage cupboard, door leading to kitchen.

### **Kitchen**

9'8" x 7'9" (2.96 x 2.38)

Refitted with a range of wall and base level units with work surfaces over, sink and drainer unit with mixer tap over, induction hob with extractor over, built in electric oven, tiled splash backs, built in fridge/freezer, built in dishwasher, window to side aspect, door leading to bathroom.

### **Bathroom**

Refitted with a three piece suite comprising low level W/C, vanity unit with inset sink, panel bath with shower over, tiled splash backs, obscure window to side, built in cupboards.

## **First Floor**

### **Landing**

Loft access, door to W/C, doors to bedroom.

### **Bedroom One**

12'8" x 10'7" (3.87 x 3.25)

Two windows to front aspect, built in wardrobes.

### **Bedroom Two**

8'2" x 10'8" (2.51 x 3.26)

Window to rear aspect.

### **Bedroom Three**

8'1" x 7'9" (2.47 x 2.38)

Window to rear aspect.

### **Cloakroom**

Fitted with a two piece suite comprising low level W/C, sink.

## **Externally**

### **Rear Garden**

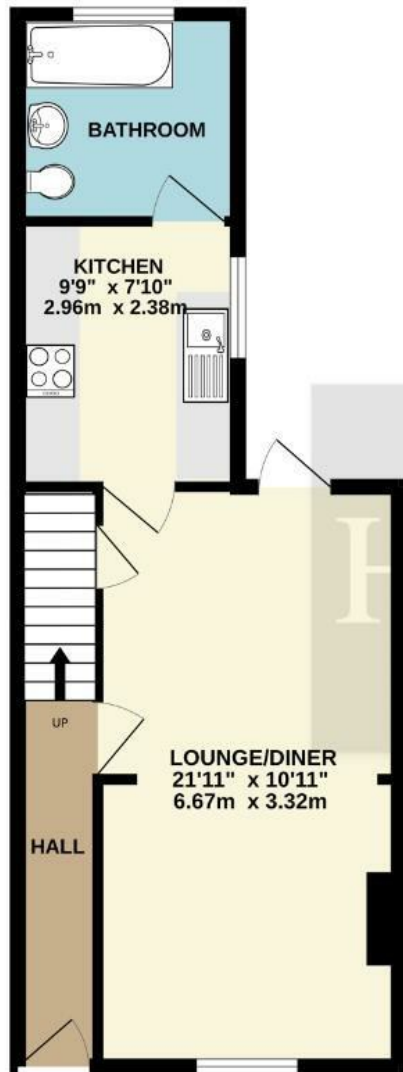
Enclosed rear garden, patio area. timber fencing.

## **Agents Notes**

Local Authority: West Northamptonshire

Council Tax Band: A

GROUND FLOOR




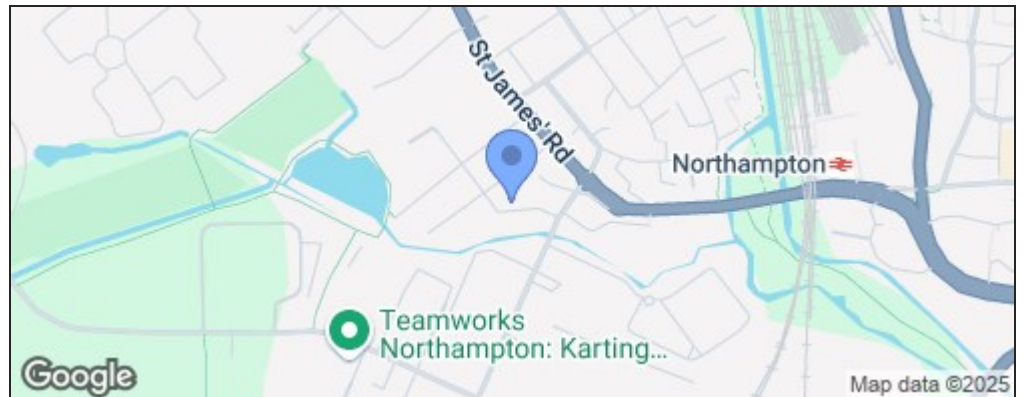
1ST FLOOR



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.  
Made with Metropix G2025

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</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>	<b>67</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.