



**2 Trimley Close, Langlands, Northampton, NN3 3DL**  
**Offers Over £325,000 Freehold**

A well maintained three bedroom detached family home located in a very popular area close to local schools and amenities and a short drive away from Abington Park. The accommodation comprises entrance porch, through lounge/dining room, and a kitchen/breakfast room. To the first floor are three double bedrooms and a good size family bathroom. Outside provides a well proportioned rear garden with side access to the front garden, off road parking for two cars and an integral garage. Call 01604 231111 to view. EPC Rating: D. Council Tax Band: C

**Three Bedroom Detached House | Sought After Location | Front & Rear Gardens | Integral Garage | Spacious Bathroom | Close to Amenities**

modern marketing · traditional values

### ENTRANCE PORCH

Enter via UPVC double glazed door. Tiled flooring.  
Door to: -

### LOUNGE AREA 4.32m x 3.28m (14'2" x 10'9")

UPVC double glazed window to front elevation.  
Radiator. Gas fireplace. Coving to ceiling. Leads through to: -

### DINING AREA 3.28m x 3.25m (10'9" x 10'8")

UPVC double glazed window to rear elevation.  
Radiator. Space for dining furniture.

### KITCHEN/BREAKFAST ROOM 3.48m x 2.49m (11'5" x 8'2")

UPVC double glazed window and door to rear elevation. Fitted with a range of base and wall mounted units with worktop surfaces incorporating stainless steel single drainer sink unit. Tiled splash back areas. Space for white goods. Storage cupboard.

### FIRST FLOOR LANDING

Access to loft space. Radiator. Storage cupboard.  
Doors to: -

### BEDROOM ONE 3.73m x 3.35m (12'3" x 11'0")

UPVC double glazed window to rear elevation.  
Radiator.

### BEDROOM TWO 3.35m x 2.54m (11'0" x 8'4")

UPVC double glazed window to front elevation.  
Radiator.

### BEDROOM THREE 2.54m x 2.49m (8'4" x 8'2")

UPVC double glazed window to front elevation.  
Radiator.

### BATHROOM 2.51m x 2.49m (8'3" x 8'2")

UPVC double glazed window to rear elevation.  
Radiator. Suite comprising low level WC, wash hand basin and panelled bath with shower over.  
Tiled throughout. Storage cupboard.

### OUTSIDE

#### FRONT GARDEN

Laid to lawn with a path leading to the front door.  
Off road parking for two cars.

#### REAR GARDEN

Good size rear garden which is mainly laid to lawn with a patio area. Side access. Enclosed by timber framed fencing.

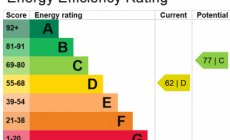
#### GARAGE

Power and light connected.

#### DRAFT DETAILS

At the time of print, these particulars are awaiting Vendor(s) approval.

Energy Efficiency Rating

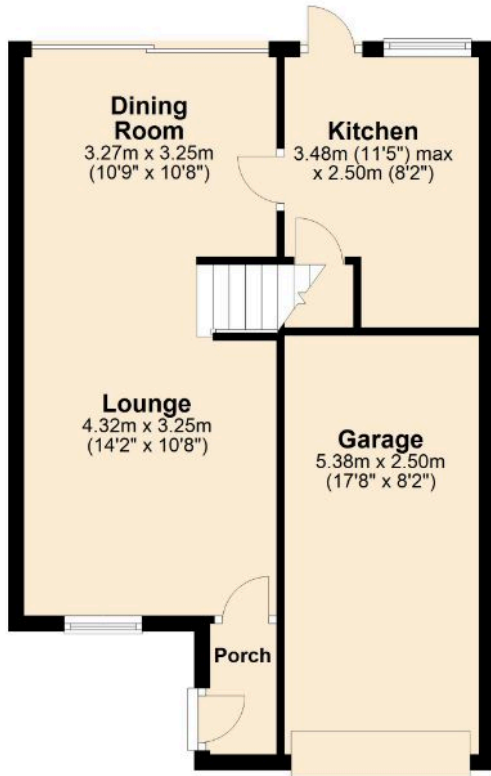


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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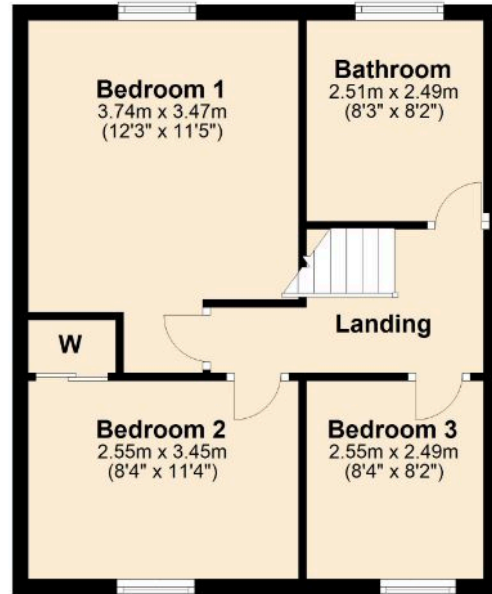
### Ground Floor

Approx. 47.5 sq. metres (511.2 sq. feet)



### First Floor

Approx. 42.8 sq. metres (460.9 sq. feet)



Total area: approx. 90.3 sq. metres (972.1 sq. feet)



## LOCAL AREA INFORMATION

Abington Vale is defined locally as the area bordered by Billing Road East, Park Avenue South and Abington Park Crescent. There are several local schools including primary schools and upper schools. Adjacent to Abington Park it also affords easy access to a number of suburbs and their facilities, e.g. Wellingborough Road, Kettering Road, Kingsley, Spinney Hill and Weston Favell. Additionally Northampton town centre, just 2 miles away, offers a further variety of pubs, bars, restaurants, shopping facilities, businesses, two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre, the district of Cliftonville predominantly focuses on medical practitioners and the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction, in an area known locally as Castle Hill, the mainline train station operates services to both London Euston and Birmingham New Street. For road travel, the A45 and A43 ring roads are right on Northampton's doorstep together with three junctions of the M1 (15, 15a & 16).

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