

493 Wellingborough Road, Abington, Northampton, NN3 3HN
Offers Over £525,000 Freehold

A five bedroom family home set over four floors and overlooks Abington Park of which provides beautiful scenic views. The property has undergone a full renovation to include new kitchen, bathroom, shower rooms, WC, flooring and décor. The current owner has also retained a lot of the properties original features to create a character feel. The accommodation comprises of entrance hall, bay fronted lounge, WC with access to cellar and a spacious kitchen/diner, family room which is perfect for entertaining. The first and second floors provide a large master bedroom which overlooks Abington Park and brings in bundles of natural light. Bedroom two which overlooks the rear garden benefits from a hidden doorway leading to the dual aspect third bedroom. There is also two further double bedrooms two refitted shower rooms and a family bathroom. Further benefits include a triple garage, a cellar which covers the ground floor length and well maintained front and rear gardens.

Please call 01604 23111 to book your appointment. EPC Rating: TBC. Council Tax Band: E

Fully Renovated Five Bedroom Family Home | Triple Garage | Kitchen/Dining/Family Room | Overlooking Abington Park | Two Shower Rooms, Bathroom & WC | Close To Local Amenities

modern marketing · traditional values

ENTRANCE HALL

Solid oak door with frosted glazed windows to side.
Radiator. Exposed floor boards. Feature wood panelling.
Stairs rising to first floor. Doors to:

LOUNGE 5.13m x 5.23m (16'10 x 17'2)

uPVC double glazed bay window to front aspect.
Radiator. Exposed floorboards. Picture rails. Open
fireplace. TV Point.

KITCHEN/DINING/FAMILY ROOM 7.49m x 5.23m (24'7 x 17'2) Max

uPVC double glazed windows to side and rear aspect.
uPVC glazed door to side. uPVC sliding door to rear.
Radiators. Part carpeted. Part laminate flooring. Picture
rail. Feature fireplace. Range of wall mounted and base
level kitchen units with solid wood worktops. One and a
half stainless steel sink and drainer with hot and cold mixer
tap. Integrated dishwasher. Integrated under counter
fridge freezer. Space for range cooker and extractor.
Utility cupboard with space for washing machine and
tumble dryer. Lighting

WC

Automatic light. Heated towel rail. RCD consumer unit.
Low level W/C and vanity unit. Hand wash basin. Door to
cellar.

CELLAR

Power and lighting. Utility meters.

FIRST FLOOR LANDING

Staircase to second floor landing. Doors to:

BEDROOM ONE 5.05m x 5.23m (16'7 x 17'2)

Bay window to front elevation, overlooking Abington park.
Feature fireplace. Radiator.

BEDROOM TWO 3.68m x 4.27m (12'1 x 14'0)

uPVC double glazed window to side elevation.
Refurbished floorboards. Feature fireplace. Sliding door to
bedroom three.

BEDROOM THREE 3.66m x 3.02m (12'0 x 9'11)

Dual aspect uPVC double glazed windows to rear and
both side elevations. Radiator. Built in cupboard housing
modern Ideal combination boiler. Refurbished floorboards.

BATHROOM 2.51m x 1.70m (8'3 x 5'7)

Two uPVC double glazed windows to front elevation.
Radiator. Suite comprising low level WC, vanity unit with
inset sink and panelled bath with shower over. Tiling to
splash back areas.

SHOWER ROOM

Obscure uPVC double glazed window to front elevation.
Suite comprising walk in double shower cubicle, vanity unit
with inset sink and low level WC. Modern tiling.

SECOND FLOOR LANDING

Access to loft space. Doors to:

BEDROOM FOUR 3.56m x 4.04m (11'8 x 13'3)

uPVC double glazed window to front elevation. Radiator.
Door to cupboard.

SHOWER ROOM

Obscure uPVC double glazed window to front elevation.
Suite comprising low level WC, wash hand basin and walk
in shower. Tiled throughout.

BEDROOM FIVE 3.48m x 4.04m (11'5 x 13'3)

Obscure uPVC double glazed bay window to side
elevation. Radiator. Eaves storage.

OUTSIDE

FRONT GARDEN

Enclosed by timber fence. Mainly laid to lawn. Block
paved path leading to front door. Mature shrub borders.
Blossom tree.

REAR GARDEN

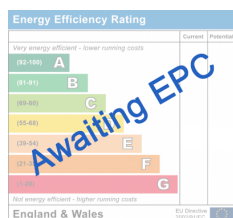
Enclosed by brick wall to sides and rear. Mainly laid to
lawn. Decking area. Timber pergola. Crazy paved path
leading to rear outdoor tap and outdoor sockets. Blossom
tree.

GARAGES

Triple garage. Power and lighting. Up and over garage
doors.

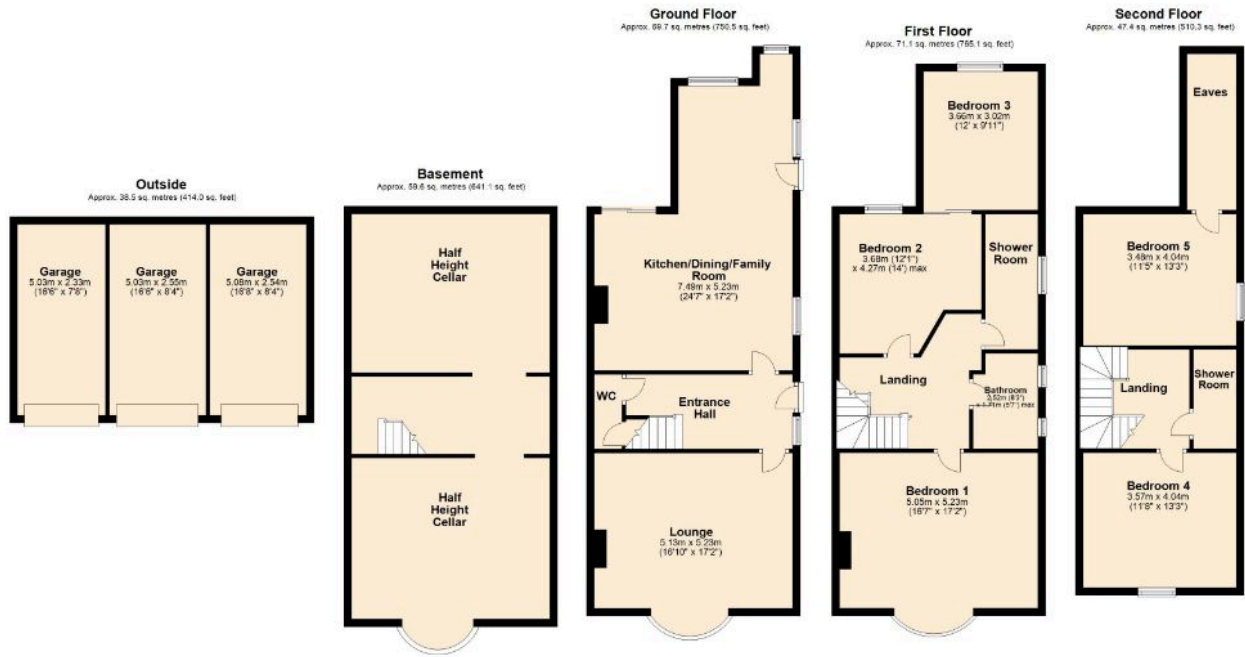
DRAFT DETAILS

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

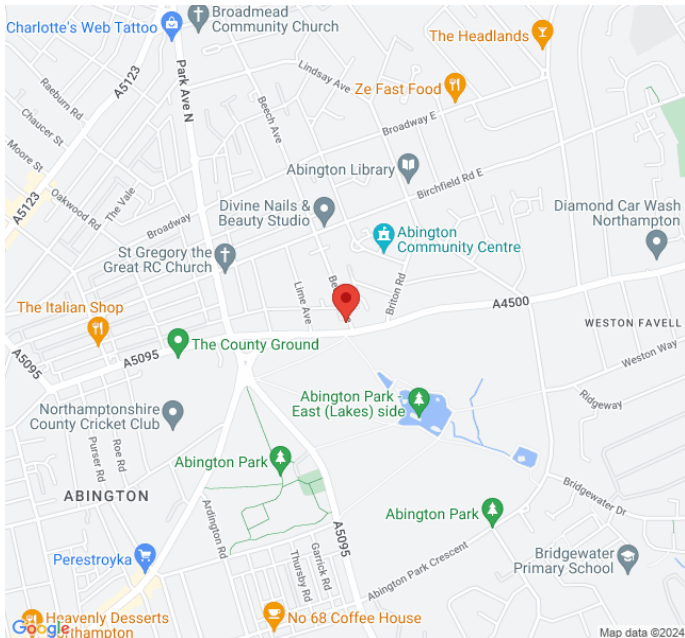


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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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Total area: approx. 286.2 sq. metres (3081.1 sq. feet)



LOCAL AREA INFORMATION

Abington is an extremely popular district of Northampton, home to the County Cricket Ground and bordering Abington Park, a lovely green open space with lakes, aviaries, cafe and museum. Both the Wellingborough Road and Kettering Road run through Abington offering an eclectic mix of shops, bars, eateries and the Racecourse, as well as giving access to and from the town centre itself. The nearest large supermarket facilities can be accessed within 1 mile away on the Kettering Road, or 1.5 miles away at either Weston Favell Shopping centre or Kingsthorpe areas whilst Northampton offers a further variety of pubs, bars and restaurants plus high street shopping, markets, two theatres (Royal & Derngate) and a cinema/leisure complex. In relation to transportation, Northampton's station has mainline rail services to London Euston and Birmingham New Street whilst Abington's position allows easy access to a variety of main roads including the M1, A45, A43, A508 and A428 and in turn link to the A14.

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