

**20 Burwood Road, Abington, Northampton, NN3 2LS**  
**Offers Over £340,000 Freehold**

A very well kept and extended three bedroom semi detached family home located in a fantastic location close to local schools and amenities. The current owners have renovated and extended the property to include a kitchen/dining/family room with four meter bi-fold doors, sky lantern and double size pantry, refitted shower room, refitted utility room and porcelain tiled patio which creates in and out living/entertaining space for those sunny summer days. The accommodation comprises entrance hall, bay fronted lounge, utility/WC and a kitchen/dining/family room. The first floor provides a shower room and three bedrooms. To the rear is a 170ft garden, single garage and off road parking for two cars. EPC Rating: TBC. Council Tax Band: C

**Extended Three Bedroom Family Home | 170ft Garden | Kitchen/Dining/Family Room | Refitted Utility Room | Off Road Parking & Garage | Modern Heating**

modern marketing · traditional values

### ENTRANCE HALL

Entrance door. Radiator. Staircase rising to first floor landing. Doors to:

### LOUNGE 3.84m x 3.81m (12'7 x 12'6)

uPVC double glazed bay window to front elevation. Gas fireplace with tiled surround and slate hearth.

### UTILITY/WC 1.57m x 3.18m (5'2 x 10'5)

Wall and base units with under counter lights and wooden work surfaces. Porcelain sink with mixer tap. Tiling to splash back areas. Tiled flooring. Space and plumbing for washing machine and tumble dryer. Low level WC. Extractor.

### KITCHEN/DINING/FAMILY ROOM 5.28m x 5.54m (17'4 x 18'2)

A renovated and extended room, fitted with a range of wall and base units with copper slate work surfaces. Sink and drainer. Built in appliances to include wine cooler, induction hob, extractor, full length freezer, full length fridge, dishwasher, double oven with copper detail. Double doors to pantry with light. Entertaining spaces to include a dining area, seating area and central island. Sky lantern creating ample natural light. Three radiators.

### FIRST FLOOR LANDING

uPVC double glazed bay window to side elevation. Access to loft space. Doors to:

### BEDROOM ONE 4.06m x 3.89m (13'4 x 12'9)

uPVC double glazed bay window to front elevation. Radiator. Coving. Laminate flooring.

### BEDROOM TWO 4.04m x 3.71m (13'3 x 12'2)

uPVC double glazed window to rear elevation. Radiator. Panelling. Cupboard. Picture rails.

### BEDROOM THREE 2.46m x 1.93m (8'1 x 6'4)

uPVC double glazed bay window to front elevation. Radiator. Picture rails.

### SHOWER ROOM 1.68m x 1.93m (5'6 x 6'4)

Obscure uPVC double glazed window to rear elevation. Low level WC, wash hand basin and walk in shower. Stylishly tiled throughout.

### OUTSIDE

### FRONT GARDEN

Block paved driveway for two cars.

### GARAGE

Double doors to enter garage.

### REAR GARDEN

170ft in length, in three sections.

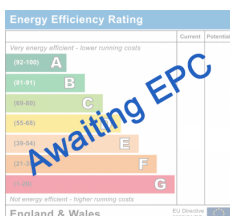
1st section - Porcelain tiled area and brick built pond. Raised beds. Pathway. Electric sockets and outside tap.

2nd section - Laid to lawn. Shrubs and bushes. Pathway to decking area with electric.

3rd section - Shed. Laid to lawn. Pine trees, shrubs and bushes.

### DRAFT DETAILS

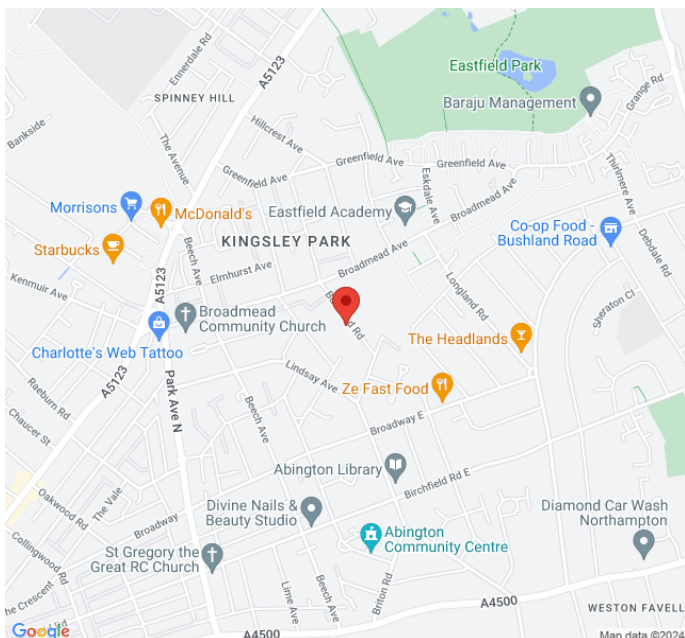
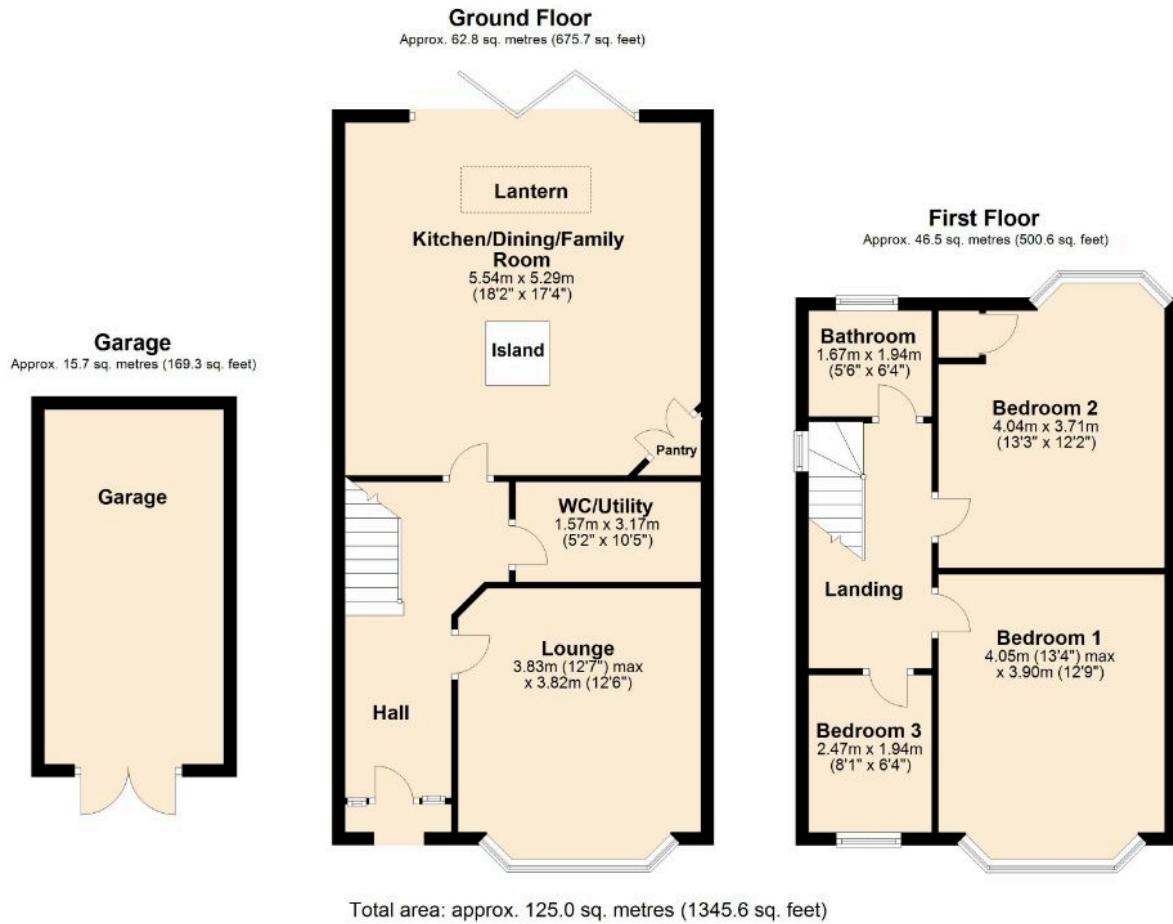
At the time of print, these particulars are awaiting approval from the Vendor(s).



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## 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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