



12 Lewis Road, Dallington, Northampton, NN5 7BJ
£250,000 Freehold

Early viewing advised on this mature, semi-detached house located in the popular Dallington district with local amenities close by. The property is nicely set back from the road allowing generous parking and further benefits from uPVC double-glazing and gas fired radiator central heating. The accommodation offers an entrance hall, dual aspect lounge, kitchen with dining area, first floor landing with loft access, three bedrooms, bathroom and separate WC, parking to front, and side gate to a lovely rear garden with water tap and metal storage shed. EPC Rating: TBC. Council Tax Band: B

Mature Semi-Detached House | Close to Dallington Park | Three Bedrooms | Double Glazing & Gas Central Heating | Good Size Gardens & Side Access | Viewing Recommended

modern marketing · traditional values

ENTRANCE HALL

Entered via uPVC double glazed entrance door.
Staircase rising to first floor landing. Doors to:

LOUNGE 5.31m x 3.73m (17'5 x 12'3)

Double glazed window to front elevation. Patio doors to garden. Chimney breast and fireplace. Wall light points. Radiator.

KITCHEN/DINING ROOM 5.94m x 4.04m (19'6 x 13'3)

Double glazed window to front elevation. Double glazed window and door to rear garden. Base and wall units with work surfaces over. Single drainer sink unit with mixer tap and tiling to splash back areas. Built in hob, oven and filter hood. Space for table and chairs. Understairs storage cupboard. Boiler cupboard. Radiator.

FIRST FLOOR LANDING

Double glazed window to rear elevation. Access to loft space. Doors to:

BEDROOM ONE 4.04m x 4.04m (13'3 x 13'3)

Double glazed window to front elevation. Radiator. Airing cupboard. Overstairs recess and cupboard.

BEDROOM TWO 2.82m x 3.71m (9'3 x 12'2)

Double glazed window to front elevation. Chimney breast. Overstairs storage cupboard. Radiator.

BEDROOM THREE 2.41m x 2.79m (7'11 x 9'2)

Double glazed window to rear elevation. Radiator.

SEPARATE WC

Obscure double glazed window to rear elevation. Low level WC.

BATHROOM

Obscure double glazed window to rear elevation. Radiator. Suite comprising panelled bath with shower over and pedestal wash hand basin. Extractor fan.

OUTSIDE

FRONT GARDEN

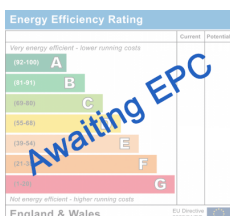
Low level retained wall and wrought iron railing over at front boundary. Dropped kerb to block paved and gravelled off road parking. Side gate to garden.

REAR GARDEN

Crazy paved patio. Further paved patio and lawned garden beyond. Metal storage shed. Enclosed by wooden panelled fencing. Water tap.

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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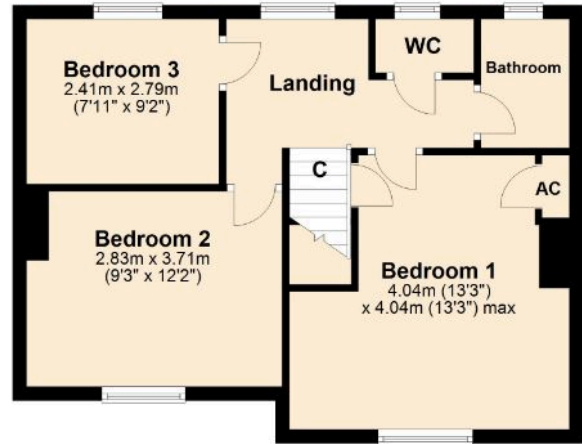
Ground Floor

Approx. 42.6 sq. metres (458.5 sq. feet)



First Floor

Approx. 44.4 sq. metres (478.4 sq. feet)



Total area: approx. 87.0 sq. metres (936.8 sq. feet)



LOCAL AREA INFORMATION

Situated just off the A428 Harlestone Road, Dallington village is separated from a small development of newer properties by Mill Lane, a road leading to the suburb of Kingsthorpe and benefiting from a petrol station with general stores. Within the old village there is a church and public house bordering Dallington Park, a lovely green space with recreational ground and tennis courts. Dallington is also within easy reach of both Northampton Town's rugby and football club facilities, the latter of which is based at Sixfields where further restaurant, gymnasium, ten pin bowling, cinema and retail facilities are located. A selection of Primary schools within walking distance and Duston Secondary School has an outstanding Ofsted (2013). Northampton town centre is less than a mile further south on the A428 and offers a variety of high street shopping, leisure, medical and local authority services plus mainline rail services to London Euston and Birmingham New Street, whilst for vehicular main road links M1 J15a is less than 3 miles way.

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