

**HENDERSON  
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ESTATE AGENTS



**“Size Matters”**





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**With unexpected proportions throughout this two bedroom terrace Property offers more than just big rooms, with convenient location a double garage and a host of charm.**

## Property Highlights

- Nestled within a popular location of Northampton, this property boasts convenient access to amenities. The train station is around two miles away, providing excellent commuter connections to London. Additionally, the M1 is easily accessible by car within five mile drive away.
- This two-three bedroom Property offers spacious and well-proportioned accommodation throughout. With character and charm, the property has a grand feel thanks to its high ceilings, high-level picture rails, and original fireplaces.
- Entrance through the timber door leads to the Entrance Hall, featuring carpet flooring, high ceilings and a decorative period archway. It provides access to the cellar and ground floor rooms, with stairs rising to the first floor.
- Separate formal dining room that is currently being used as a playroom, is naturally light from the window to the rear elevation, features timber flooring, high-level picture rail, and a cast iron fireplace. Beyond its current use, the dining room offers the flexibility of serving as an additional reception room.
- Separate formal dining room that is currently being used as a playroom, is naturally light from the window to the rear elevation, features timber flooring, high-level picture rail, and a cast iron fireplace.
- Kitchen/Breakfast Room with a part glass panelled uPVC door leads to the rear garden, and bay window to the side elevation. The kitchen features vinyl flooring, eye and base-level units topped with a roll-top work surface and a low level oven with a four-ring gas hob.
- The stairs rise to the first-floor landing, which is on a split level, offering ample space to access the rooms. Additionally, there is a convenient storage cupboard.
- Two generously sized bedrooms with Bedroom One featuring two good-sized windows providing ample natural light and a cast iron fireplace. Bedroom Two with a window to the rear elevation and a recess in the chimney.
- Family Bathroom, larger than you would expect and includes a window the rear elevation and a three-piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a shower over. This versatile space opens up the possibility of reconfiguration, offering the potential for creating a third bedroom within the property.

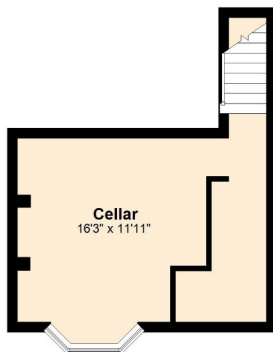
## Outside

The property occupies an enviable position on the street with a neat frontage. There is a low-level brick wall and an opening to the front Courtyard, comprising of a hard standing area, an established bush and a path leading to the front door. The enclosed rear garden features a hardstanding area by the back door, an outbuilding, and a path that flows down the garden, leading to the double-width garage.

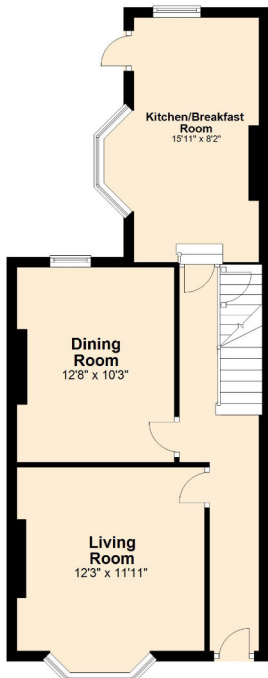


## Floorplan

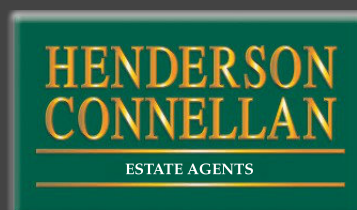
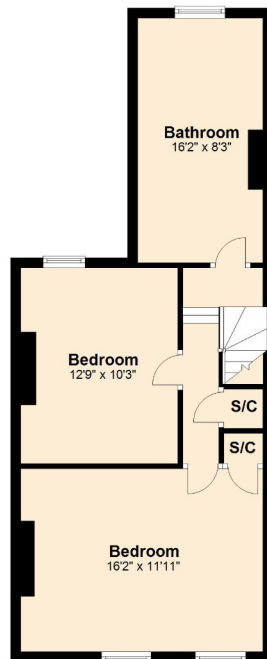
Ground Floor



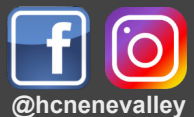
First Floor



Second Floor



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