



Directions

Viewings

Viewings by arrangement only. Call 01604 210693 to make an appointment.

EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
937 ft²
87.05 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

72 Hinton Road, Northampton, NN2 8NX

£299,995

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Nestled in the charming Hinton Road of Northampton, this delightful 4-bedroom house is a true gem waiting to be discovered. Built in 1975, this semi-detached property boasts a generous 937 sq ft of living space, perfect for a growing family or those seeking a bit of extra room to spread out.

Upon entering, you'll be greeted by a cosy reception room, ideal for relaxing with loved ones or entertaining guests. The property features not just 3 but 4 bedrooms, thanks to a thoughtful extension that adds versatility to the living space. With no upper chain, the process of making this house your home is made even smoother.

One of the highlights of this property is the convenience of off-road parking, ensuring you never have to worry about finding a space after a long day. The rear garden offers a tranquil retreat, perfect for enjoying a morning coffee or hosting summer barbecues. Additionally, the front garden adds to the charm of this lovely abode.

For those who value privacy and comfort, this house boasts 3 shower rooms, including an ensuite for added luxury. The presence of a garage provides not only storage space but also convenience for those with vehicles or in need of extra room for hobbies or projects.

In conclusion, this property on Hinton Road is a rare find with its blend of space, convenience, and charm. Don't miss out on the opportunity to make this house your home and enjoy all it has to offer.



Council Tax Band: C



Kitchen

Tiled flooring, door to rear, radiator, range of eye and base units, quartz work surfaces, gas hob extractor, oven built in, sink mixer tap, double glazed window to side, plumbing and space for washing machine.

Dining Room

Tiled flooring, radiator, double glazed door to rear, double glazed window to rear.

Downstairs Shower Room

Tiled to walls and floor, low level WC, handbasin with pedestal, glass shower cubicle with electric shower, heated towel rail, extractor fan, spot light.

Lounge/Downstairs Bedroom

Tiled flooring, radiator, double glazed window to front, spots to ceiling.

Bedroom 1

Tiled flooring, radiator, double glazed door to rear, double glazed window to rear.

Bedroom 2

Double glazed window to front, radiator, spots to ceiling.

Bedroom 3

Radiator, double glazed window to rear, door to ensuite.

Ensuite

Tiled walls and flooring, handbasin pedestal, low level WC, double shower, wall mounted shower, obscured double glazed window to rear, heated towel rail.