



### 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		75	
(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	



**Floor 0**

- Bathroom: 2'11" x 2'11" (0.90 x 1.82 m)
- Kitchen / Living Area: 18'8" x 21'1" (5.70 x 6.44 m)
- Living Room: 11'3" x 9'5" (3.60 x 2.88 m)
- Hallway: 11'3" x 12'0" (3.43 x 3.66 m)
- Bedroom: 11'3" x 11'0" (3.44 x 3.38 m)
- Bedroom: 11'3" x 11'4" (3.44 x 3.47 m)
- Bedroom: 11'4" x 11'1" (3.48 x 3.39 m)
- Bathroom: 2'10" x 6'8" (0.89 x 2.04 m)
- Bathroom: 2'11" x 8'0" (0.90 x 2.44 m)

**Floor 1**

- Bathroom: 3'11" x 4'8" (1.21 x 2.56 m)
- Bedroom: 11'3" x 11'5" (3.43 x 3.50 m)
- Bedroom: 12'5" x 10'7" (3.79 x 3.24 m)
- Bedroom: 11'7" x 9'9" (3.63 x 2.99 m)
- Bedroom: 10'4" x 10'2" (3.16 x 3.10 m)
- Landing: 8'7" x 9'5" (2.52 x 1.74 m)
- Bathroom: 5'5" x 6'6" (1.68 x 1.99 m)

Approximate total area<sup>1)</sup>  
1709.95 ft<sup>2</sup>  
158.86 m<sup>2</sup>

(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



120 Hinton Road, Northampton, NN2 8NG

£420,000

- NO UPPER CHAIN
- 7 Bathrooms (6 Ensuites)
- Very Spacious
- Parking for Several Cars
- Semi Detached 7 Bedrooms
- Refitted Kitchen
- Separate Dining Room

# 120 Hinton Road, Northampton NN2 8NG

Welcome to this property located on Hinton Road in the lovely town of Northampton. This delightful house boasts a spacious 1,709 sq ft of living space, perfect for a family looking for a new home.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing with family and friends. With three inviting bedrooms, there is plenty of space for everyone to enjoy their own private sanctuary. The master bedroom features a convenient ensuite bathroom for added comfort and privacy.

This property also offers a modern bathroom, ensuring that the morning rush is a breeze. The low level wc adds a touch of convenience to your daily routine. The laminate flooring throughout the house adds a touch of elegance and is easy to maintain.

Outside, the front garden is beautifully laid to lawn, providing a tranquil space to unwind after a long day. The gated access to the front door offers security and peace of mind for you and your loved ones. Plenty of room for off road parking.

Don't miss the opportunity to make this house your home. With its desirable location and charming features, this property on Hinton Road is sure to capture your heart. Contact us today to arrange a viewing and start envisioning your future in this wonderful abode.



Council Tax Band: C



## Kitchen/Dining Room

Tiled flooring, range of eye and base units, 2 gas hobs, oven, 2 sink mixer taps, quartz tops, double glazed window to rear, double radiator, double glazed window to rear, space for table and chairs, sofa, door to downstairs bedroom.

## Downstairs Bedroom

Tiled flooring, door to cupboard, door to ensuite, double doors to rear garden, double glazed window to side.

## Ensuite

Low level WC, handbasin tiled around, electric shower cubicle, electric shower tiled around, extractor fan.

## Bedroom 2

Tiled flooring, door to cupboard, double radiator, double glazed window to front, door to ensuite

## Ensuite (Bedroom 2)

Low level WC, handbasin pedestal, shower cubicle, electric shower, tiled flooring, obscured double glazed window to side.

## Bedroom 3

Tiled flooring, double radiator, double glazed window to side, door to ensuite.

## Ensuite (Bedroom 3)

Low level WC, handbasin, shower cubicle, tiled around, electric shower, extractor fan.

## First Floor Landing

Door to rooms, loft hatch, smoke detectors, fire doors.

## Bedroom 4

Laminate flooring, radiator, door to cupboard, double glazed window to front, door to ensuite.

## Ensuite (Bedroom 4)

Low level WC, handbasin, pedestal, double shower cubicle, electric shower obscured double glazed window to side, extractor fan, double glazed window to rear obscured.

## Bedroom 5

Laminate flooring, radiator, door to cupboard, double glazed window to front, door to ensuite.

## Ensuite (Bedroom 5)

Low level WC, handbasin, pedestal, double shower cubicle, electric shower, obscured double glazed window to side, extractor.

## Bedroom 6

Laminate flooring, radiator, double glazed window to rear, door to ensuite.

## Ensuite (Bedroom 6)

Fully tiled around, heated towel rail, low level WC, handbasin pedestal, double shower cubicle shower, spot to ceiling.

## Bedroom 7

Laminate flooring, door to cupboard, radiator, double glazed window to front.

## Family Bathroom

Radiator, low level WC, handbasin pedestal, bath shower off taps, tiled around, double glazed window to front, spot light.

## Rear Garden

Laid to lawn, patio.