

Directions

Viewings

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

EPC Rating

C

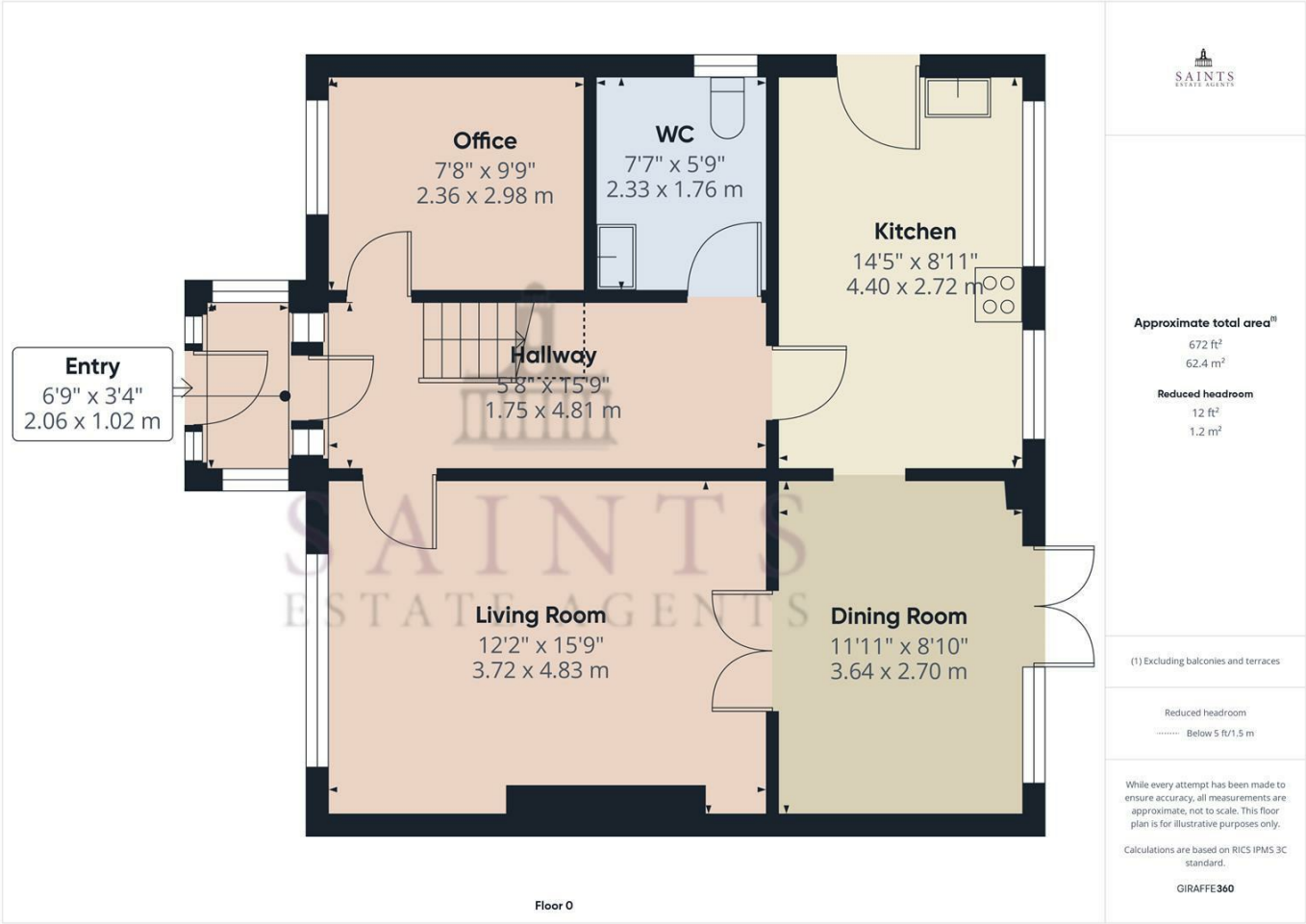
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
	75	85



53 Conyngham Road, Northampton, NN3 9TA

Offers over £410,000

- Four Bedroom Detached
- Enclosed Garden
- Double Garage
- Re Fitted Kitchen
- Off Road Parking
- Three Reception Rooms



53 Conyngham Road, Northampton NN3 9TA

This modern four-bedroom detached home is set on a corner plot within a highly desirable development. Presented in excellent condition, it's conveniently located near Northampton Academy and Weston Favell Shopping Centre. Inside, the property features a welcoming entrance hall with a cloakroom/WC, a versatile office or playroom, a comfortable sitting room, a dining room, and a recently updated kitchen. Upstairs, there are four bedrooms and a family bathroom. Outside, the front offers an open lawn and a double-width driveway leading to a double garage. The private rear garden is attractively landscaped with both lawn and patio areas. Additional features include gas central heating and uPVC double glazing.



Council Tax Band: E



Hallway

Laminate flooring, radiator, stairs rising to first floor landing, doors leading to all rooms.

Living Room

Double glazed window to front, radiator, laminate flooring, door that leads into the dining room.

Dining Room

Double glazed window and door to the rear, radiator, door to kitchen.

Kitchen

Double glazed window to rear, work surfaces throughout, gas cooker, built in oven and microwave, door to side leading to garden.

Downstairs Toilet

Low level WC, washing machine, built in sink with mixer tap.

Office

Double glazed window to front, radiator, laminate flooring.

First Floor Landing

Double glazed window to front, carpeted, doors leading to rooms,

Family Bathroom

Obscured double glazed window to rear, heated towel rail, low level WC, bath with mixer taps, shower head, tiles, sink with mixer tap.

Bedroom 1

Double glazed window to front, radiator, laminate flooring,

Bedroom 2

Double glazed window to rear, radiator, laminate flooring.

Bedroom 3

Double glazed window to rear, radiator, laminate flooring.

Bedroom 4

Double glazed window to front, radiator, laminate flooring.