



Connells

Swinford Hollow
Little Billing Northampton



Property Description

Modern Living at its Finest: The property features an open-plan modern fitted kitchen with NEFF appliances and underfloor heating throughout. Relax in the open-plan lounge, leading through French doors to a conservatory that opens onto a well-presented rear garden.

Upstairs, discover two double bedrooms and a beautifully modern shower room with LED lighting, a walk-in shower, vanity unit, and full tiling.

The current owners have meticulously improved the property, including rewiring and installing LED lighting throughout. You'll also appreciate the two parking spaces with private access to the rear garden.

****Don't Miss This Opportunity.**** This stunning family home is a rare find! Book your viewing today to fully appreciate its beauty and modern features.

Entrance Hall

Enter via wooden door to the front aspect.

Kitchen / Lounge / Diner

11' 11" x 25' 2" (3.63m x 7.67m)

Lounge Area

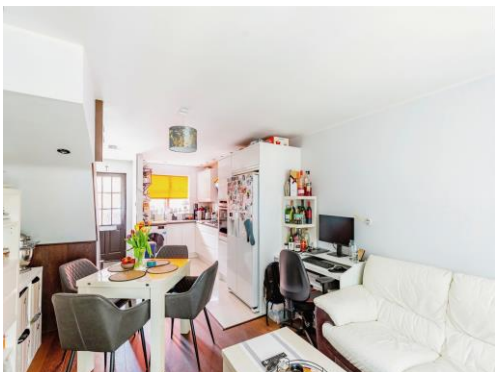
Double glazed sliding doors to the rear leading to the conservatory. BT and television point. Underfloor heating.

Kitchen Area

Wall and base units. Worksurfaces. Sink and drainer unit. Space for American Style fridge-freezer. Integrated dishwasher. Gas hob with hood over. Double glazed window to the front aspect.

Conservatory

8' 5" x 9' 4" (2.57m x 2.84m)



Landing

Access to loft space.

Bedroom One

9' x 11' 11" (2.74m x 3.63m)

Double glazed window to the rear aspect. Wall mounted radiator.

Bedroom Two

12' max x 8' 8" max (3.66m max x 2.64m max)

Double glazed window to the front aspect. Wall mounted radiator to the front aspect. Built in wardrobes.

Bathroom

Wet room. Shower, wash hand basin and low-level WC. Towel rail.

Outside

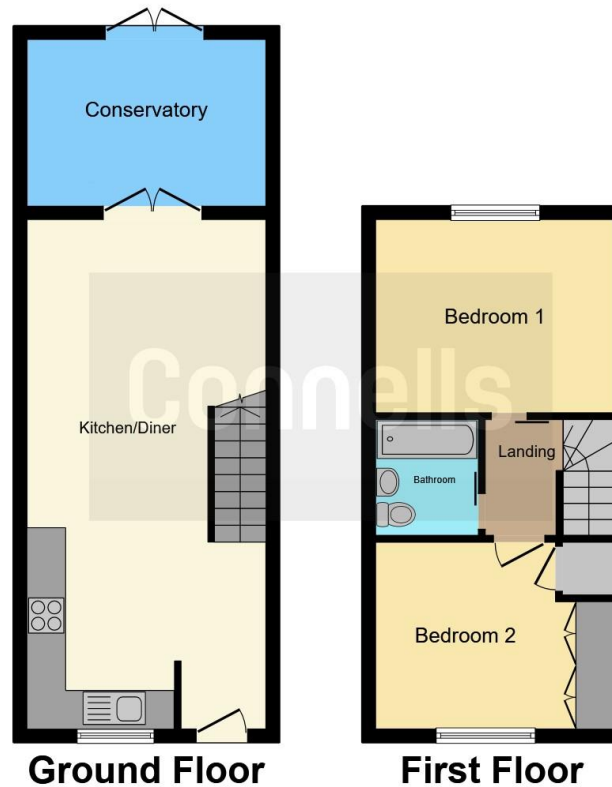
Rear Garden

Patio area with porcelain tiles. Laid to lawn. shed. Gated rear access.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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