



Connells

Leah Bank
Northampton



Property Description

This home boasts an enviable location, within the catchment area for the highly sought-after Briar Hill Primary School. Enjoy easy access to everything you need, with St James Retail Park, the town centre, and the train station all within walking distance. Commuting and shopping are a breeze, while the picturesque Delapre Park offers a tranquil escape for outdoor activities and relaxation.

Step inside and be greeted by a welcoming entrance hall, leading to a well-appointed cloakroom/WC. The spacious sitting room features a box bay window, allowing natural light to flood the room. The modern kitchen/dining room is a true highlight, boasting an open-plan design and a fully fitted, high-quality kitchen with a sleek breakfast island. Perfect for informal meals or entertaining guests, the kitchen is equipped with all the necessary appliances for your culinary needs. French doors open onto the garden, while a utility room provides added convenience.

Upstairs, discover the master bedroom, complete with an ensuite shower room providing privacy and luxury. Three further double bedrooms offer ample space for the whole family, while the family bathroom suite ensures everyone has access to a relaxing retreat.

Outside, a driveway provides off-road parking for up to three cars, ensuring ample space for your vehicles. The beautifully presented private rear garden is the perfect space for summer barbecues, family playtime, or simply enjoying a peaceful afternoon in the sunshine.

Entrance Hall

Enter via double glazed door to the front aspect. Wall mounted radiator.

Cloakroom

Double glazed window to the front aspect. Wash hand basin and low level WC.

Lounge

17' 3" max x 12' max (5.26m max x 3.66m max)

Bay window to the front aspect. Two wall mounted radiators. Television and BT points. Fitted shutter blinds

Kitchen / Diner

11' 2" x 25' 1" (3.40m x 7.65m)

Wall and base units. Worksurfaces. Integrated fridge-freezer, dishwasher and gas hob with hood over. Breakfast bar with base units. Wall mounted radiator. Understairs storage. Two double glazed to the rear aspect and double glazed french doors to the rear aspect.

Utility Room

6' x 6' (1.83m x 1.83m)

Wall and base units. Sink and drainer unit. Plumbing and space for washing machine and tumble dryer.

Landing

Access to loft space with ladder. Storage cupboard.

Bedroom One

10' 8" max x 12' 1" max (3.25m max x 3.68m max)

Double glazed window to the rear aspect. Wall mounted radiator. Built in wardrobe.

En Suite

Shower cubicle. wash hand basin and low level WC. Towel rail radiator. Extractor fan/. Double glazed window to the side aspect.

Bedroom Two

8' 5" max x 13' 6" max (2.57m max x 4.11m max)

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

Bedroom Three

8' 10" max x 11' 3" max (2.69m max x 3.43m max)

Double glazed window to the front aspect. Wall mounted radiator. Television point.

Bedroom Four

14' 9" x 9' (4.50m x 2.74m)

Double glazed window to the front aspect. Double glazed window to the side aspect. Wall mounted radiator.

Bathroom

Bath with shower over, wash hand basin and low level WC. Wall mounted radiator. Double glazed window to the front aspect.

Outside

Rear Garden

French doors open out to a large patio area, grass lawn, with elevated decked area. Gated side access.

Garage

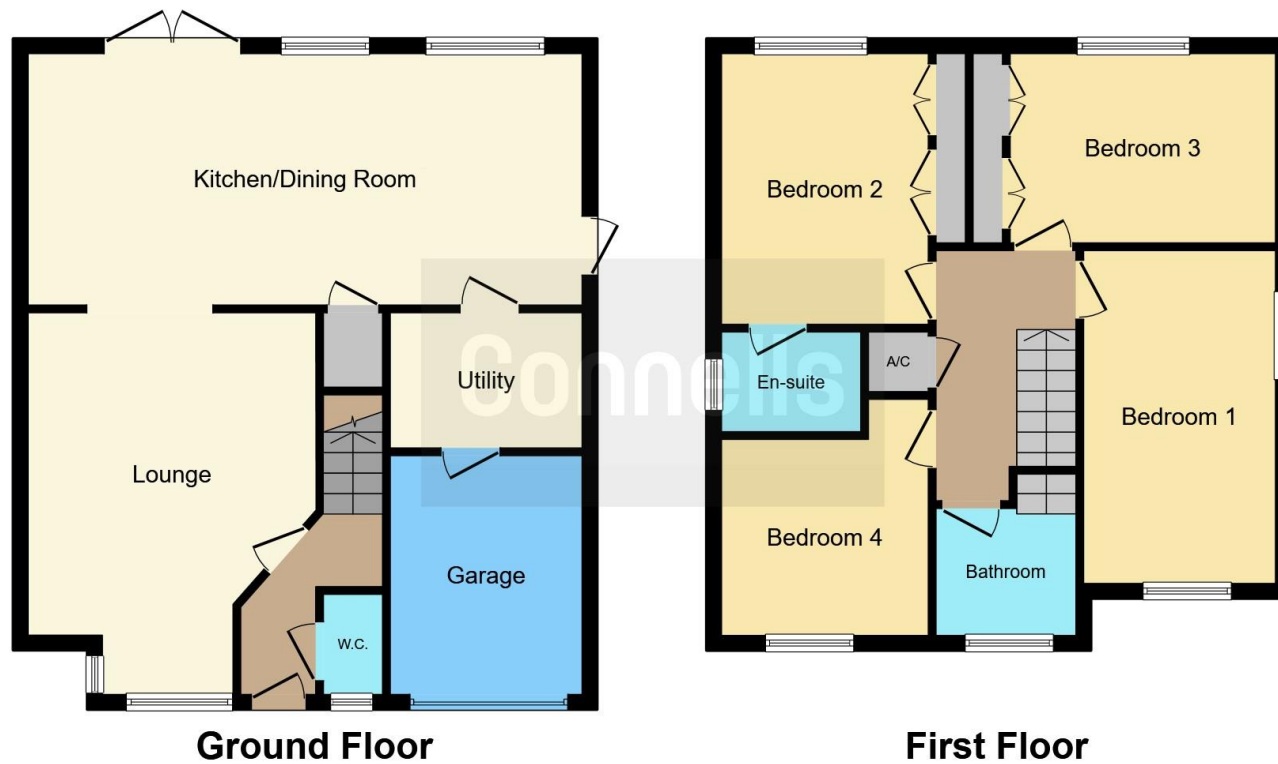
10' 7" x 8' 6" (3.23m x 2.59m)

Electric roller door. Fuse board.









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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Tenure: Freehold

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