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Connells

Ecton Park Road  
Northampton



### Property Description

Upon entering the property, you are welcomed into a well-appointed entrance hall that sets the tone for the rest of the home. The ground floor features a cozy sitting room, perfect for relaxing after a long day or entertaining guests. Adjacent to the sitting room is a light-filled dining area, ideal for family meals or special occasions.

The kitchen is both functional and stylish, offering ample space for culinary endeavors. The layout ensures that the area is not only practical but flows seamlessly into the dining space, creating an inviting atmosphere for gatherings.

#### Comfortable Bedrooms

Moving to the first floor, the property boasts three generously sized bedrooms. Each room offers the perfect sanctuary for rest and relaxation, showcasing modern design elements and plenty of natural light. The bedrooms provide ample space for personal touches, whether for children, guests, or a home office.

The family bathroom has been thoughtfully refitted, featuring contemporary fixtures and finishes that combine style with functionality. This serene space serves as an ideal retreat, equipped to meet the needs of a busy household.

Externally, the property is equally attractive. The front garden adds to the property's curb appeal, while the enclosed private rear garden is perfect for outdoor activities, gardening, or simply enjoying the sunshine. For those who appreciate convenience, the driveway provides off-road parking and direct access to a single garage.



## Entrance Hall

Enter via double glazed door to the front aspect.

## Lounge

14' 5" x 10' 1" ( 4.39m x 3.07m )

Double glazed bay window to the front aspect. Double glazed window to the rear aspect. Wall mounted radiator. BT and TV points.

## Dining Room

7' 4" x 9' 11" ( 2.24m x 3.02m )

Double glazed window to the rear aspect. Double glazed door to the rear aspect.

## Kitchen

9' 7" x 6' 10" ( 2.92m x 2.08m )

Wall and base units. Worksurfaces. Space for white goods. Electric hob with hood over. Combi boiler. Double glazed window to the front aspect. Double glazed door to the side aspect.

## Landing

Access to loft space with ladder. Double glazed window to the front aspect.

## Bedroom One

8' max x 11' 10" max ( 2.44m max x 3.61m max )

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

## Bedroom Two

8' 1" x 11' 4" ( 2.46m x 3.45m )

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

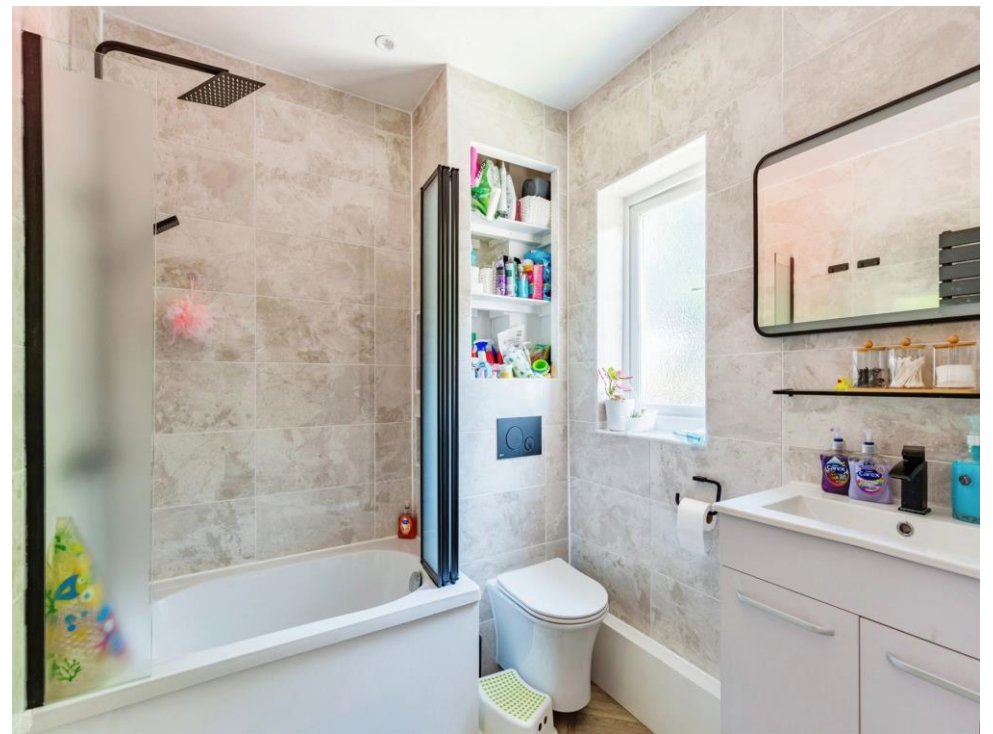
## Bedroom Three

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

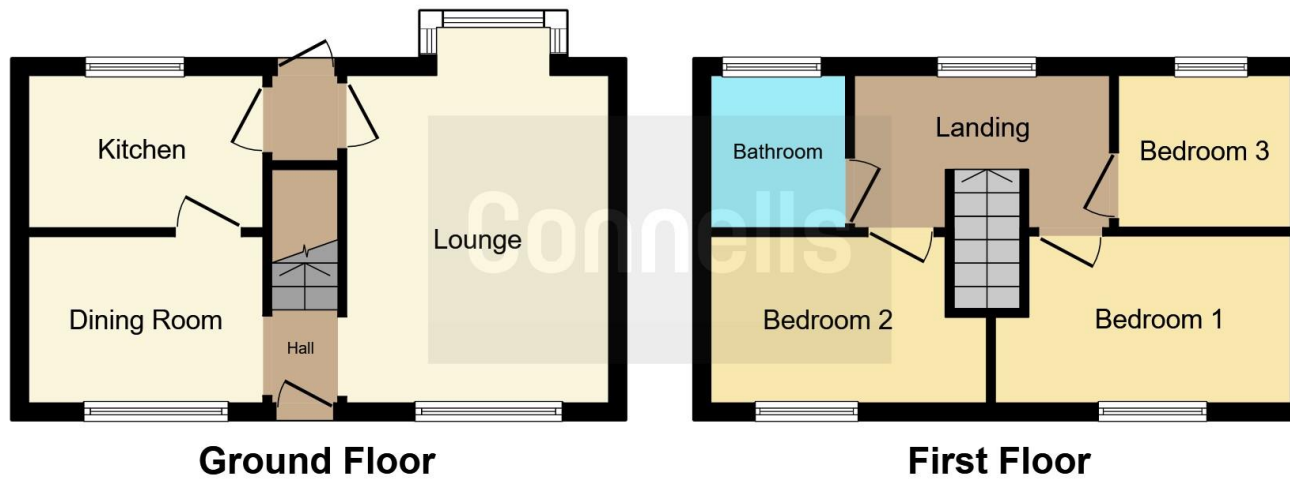
## Bathroom

Bath with shower over, wash hand basin and low level WC. Heated towel rail. Double glazed window to the front aspect.









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](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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