



**Connells**

Kettering Road North  
Northampton





## Property Description

The home is offered in good condition comprising in brief kitchen dining room, lounge and w/c to the ground floor, three bedrooms to the first floor with a separate bathroom and w/c. Outside offers a gravelled front garden and a low maintenance and private garden to the rear. The home is available with no upper chain and would be perfect for a first time buyer or investor – call now to arrange your viewing!

## LOCAL AREA INFORMATION

Boothville is a residential district positioned just north of Northampton town centre. Bisected by the Kettering Road, there are several local shops and public houses within close proximity as well as a large supermarket. Northampton town centre itself has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline train station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on

## Entrance Hall

Enter via double glazed door to the front aspect. Storage cupboard with fuse boards and gas meter.

## Cloakroom

Low level WC and wash hand basin. Double glazed window to the front aspect.

## Kitchen

Wall and base units. Worksurfaces. Sink and drainer unit. White good included. Combi boiler. Double glazed window and door to the rear aspect.

## Landing

Access to loft space.

## Bedroom One

9' 5" x 13' 4" ( 2.87m x 4.06m )

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

## Bedroom Two

9' 11" x 10' 1" ( 3.02m x 3.07m )

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

## Bedroom Three

8' 4" x 7' 8" ( 2.54m x 2.34m )

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

## Bathroom

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

## Outside

### Front Garden

Laid to lawn. Path.

### Rear Garden

Rear access. Shed. laid to lawn. Patio area.



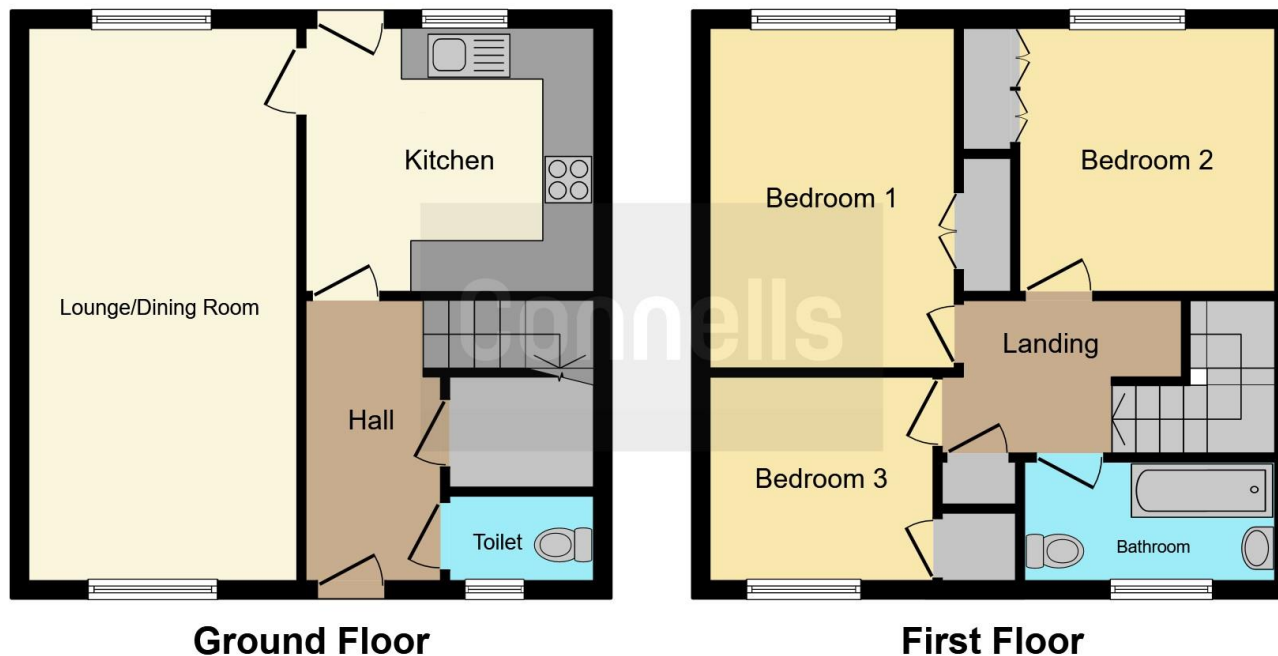












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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