



**Connells**

Hangerfield Court  
Northampton





### Property Description

We are delighted to present this charming three-bedroom end terrace property located in the sought-after area of Lings. This property is now available for sale with no chain, providing you with a hassle-free and swift moving process.

The property is currently in need of modernizing, providing an excellent opportunity for the new owners to create a home that perfectly suits their needs and style. It is being sold with no chain, ensuring a smooth and efficient sale process.

This well-proportioned end terrace offers a fantastic opportunity to acquire a spacious and versatile home. Upon entering, you are greeted by a welcoming entrance hallway that leads to the property's main living areas.

The ground floor comprises a spacious lounge/dining room that offers ample space for relaxing and entertaining. The kitchen, although in need of modernizing, provides a functional cooking and storage space. Additionally, a convenient downstairs WC is located on this level.

Upstairs, you will find three well-sized bedrooms. All three bedrooms benefit from natural light and offer ample space for beds, wardrobes, and additional furnishings. The family bathroom, also located on the first floor, features a bathtub, washbasin, and WC.

**\*\*Exterior Features:\*\***

The property boasts a private driveway, providing convenient off-road parking for multiple vehicles. The rear garden offers a private and enclosed outdoor space that is perfect for relaxing or entertaining.



## Entrance Porch

Double glazed door to the front aspect.  
Double glazed window to the side aspect.

## Entrance Hall

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

## Cloakroom

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

## Lounge / Diner

11' 7" x 21' 7" ( 3.53m x 6.58m )

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

## Kitchen

9' 9" x 9' 5" ( 2.97m x 2.87m )

Wall and base units. Worksurfaces. Sink and drainer unit. Gas oven. Space for fridge-freezer and washing machine. Double glazed window and door to the rear aspect.

## Landing

Access to loft space. Storage cupboard housing combi boiler.

## Bedroom One

11' 6" x 9' 10" ( 3.51m x 3.00m )

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

## Bedroom Two

11' 6" max x 11' 5" max ( 3.51m max x 3.48m max )

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

## Bedroom Three

9' 9" max x 9' 6" max ( 2.97m max x 2.90m max )

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

## Bathroom

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

## Outside

### Front Garden

Driveway

### Rear Garden

Patio area. Shed. Enclosed by fencing with gated access.



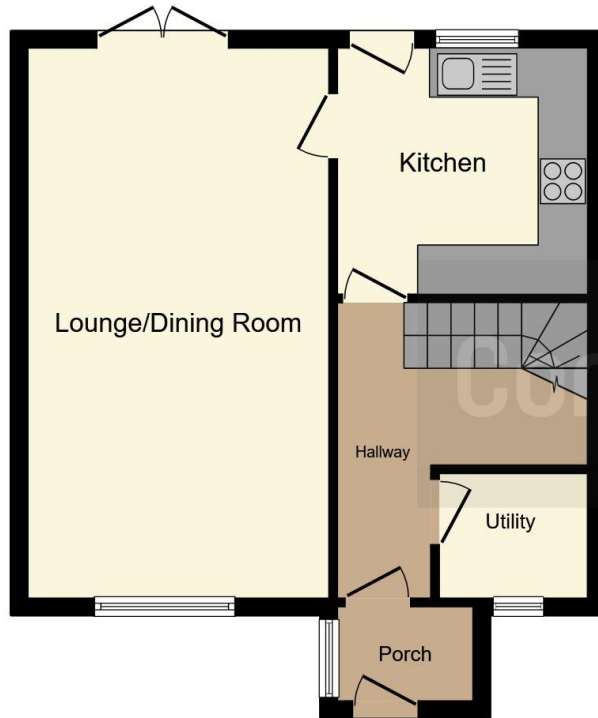












**Ground Floor**



**First Floor**

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: D**

**view this property online [connells.co.uk/Property/NHT412927](http://connells.co.uk/Property/NHT412927)**

Tenure: Freehold



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