



**Connells**

Woodhill Road  
Northampton





## Property Description

Accommodations:

Entrance Hall: Welcoming entrance leading to the heart of the home.

Utility Room with WC: Practical and functional space for household chores.

Lounge: Cozy living area featuring an open fire, perfect for relaxing evenings.

Dining Room: Spacious area for family gatherings and entertaining guests.

Kitchen: Well-appointed kitchen ideal for culinary enthusiasts.

Snug/Bedroom Three: Versatile space that can be used as an additional bedroom or cozy snug.

Conservatory: Bright and airy, offering a lovely view of the garden, with stairs leading to the garage and study.

First Floor:

Two Bedrooms: Generously sized rooms providing a peaceful retreat.

En Suite to Master Bedroom: Offering privacy and convenience.

Family Bathroom: Modern and well-equipped, catering to family needs

Outdoor Space:

Front Driveway: Ample parking for at least two cars, enhancing the property's appeal.

Private Landscaped Garden: A tranquil outdoor space for relaxation, with well-maintained landscaping that allows for outdoor enjoyment and entertainment.

This property is not just a house; it's a home that offers endless possibilities. Located in a desirable neighborhood with excellent local amenities and transport links, this bungalow is sure to attract significant interest.

To truly appreciate the size and potential of this wonderful home, we invite you to schedule a viewing.

## Entrance Hall

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

## Utility Room

6' 4" x 5' 5" ( 1.93m x 1.65m )

Low level WC. Wall and base units. Worksurfaces. Sink. Plumbing and space for washing machine and tumble dryer. Wall mounted radiator. Double glazed window to the side aspect.

## Lounge

17' 2" into bay x 10' 9" max ( 5.23m into bay x 3.28m max )

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

## Kitchen Area

10' 8" x 8' 7" ( 3.25m x 2.62m )

Wall and base units, Worksurfaces. Sink and drainer unit. Built in oven 5 gas burner hob with hood over. Integrated fridge-freezer and dishwasher.

## Dining Room Area

13' 4" max x 20' 1" max ( 4.06m max x 6.12m max )

Door to the lounge, study and conservatory. Wood burner. Understairs storage cupboard. Wall mounted radiator.

## Conservatory

10' 9" x 10' 2" ( 3.28m x 3.10m )

Double glazed window to the rear aspect. Door leading to the garden.

## Study

8' 11" x 8' 10" ( 2.72m x 2.69m )

Double glazed window to the rear aspect.  
Door to the rear garden. Door to the garage.

## Snug / Bedroom Three

10' 9" x 11' 10" ( 3.28m x 3.61m )

Double glazed window to the rear aspect.  
Patio doors to the rear garden. Wall mounted radiator.

## Landing

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

## Bedroom One

9' 6" x 15' 9" ( 2.90m x 4.80m )

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

## En-Suite

Shower cubical, wash hand basin and low level WC. Extractor fan. Heated towel rail.  
Velux window to the front aspect. Eves storage.

## Bedroom Two

14' 9" x 8' 8" ( 4.50m x 2.64m )

Double glazed window to the rear 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.

## Outside

### Rear Garden

Laid to lawn. Decked area. Tap. Timber shed.  
Enclosed by fencing.

### Garage

21' 1" x 9' 1" ( 6.43m x 2.77m )

Up and over door. Power and light.













This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/NHT413387](http://connells.co.uk/Property/NHT413387)**

Tenure: Freehold

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