



Connells

Dallington Road
NORTHAMPTON



Property Description

Nestled in the heart of Dallington Village, just steps away from the picturesque Green and offering views of the historic Parish Church of Saint Mary the Virgin. This immaculate home has been thoughtfully updated, showcasing a modern contemporary theme throughout. The expansive lounge and dining area, measuring over 33 feet in length and featuring an open gas fire, provides ample space for family gatherings. Experience a modern living environment that is bound to impress! The stylish modern kitchen, complete with integrated appliances, alongside a convenient downstairs WC, enhances the property's appeal by offering both functionality and aesthetic charm. As you move upstairs, you will discover three well-proportioned bedrooms, each designed with comfort in mind. The modern four-piece bathroom, featuring a corner bath and shower, provides a touch of luxury and serves as the perfect retreat after a long day. The exterior of the property is just as captivating, featuring a beautiful private rear garden that includes a tranquil brook. This picturesque backdrop invites relaxation and is perfect for outdoor activities. Additionally there is a fully insulated outhouse with double glazing and composite door and can easily be used as a home office, To the front of the property, a driveway allows off-road parking for two vehicles and leads to the integral garage with electric roller door, ensuring convenience and ease of access.

Entrance Hall

Double glazed door the front aspect. Wall mounted radiator. Understairs storage.

Cloakroom

Double glazed window to the rear aspect. Low level WC.

Lounge / Diner

33' 11" x 10' 1" (10.34m x 3.07m)

Double glazed bay window to the front aspect. Double glazed window to the rear aspect. Double glazed sliding doors to the side aspect. TV and BT points. Three wall mounted radiators. Open gas fireplace.

Kitchen

11' 10" max x 11' 4" max (3.61m max x 3.45m max)

Double glazed window to the rear aspect. Wall and base units. Sink and drainer unit. Electric hob with hood over. Integrated appliances. Wall mounted radiator. Double glazed door to the side aspect.

Landing

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

Bedroom One

21' 4" x 10' 3" (6.50m x 3.12m)

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

Bedroom Two

12' max x 12' 3" max (3.66m max x 3.73m max)

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

Bedroom Three

8' 11" x 10' 4" (2.72m x 3.15m)

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

Outside

Rear Garden

East facing garden with decking, patio and lawn, bushes and shrubs, private stream and shed with electrics.

Garage

15' 8" x 8' 10" (4.78m x 2.69m)

Window to the side aspect. Electric roller door. Combi boiler.









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

To view this property please contact Connells on

T 01604 638 281
E northampton@connells.co.uk

6 Wood Hill
 NORTHAMPTON NN1 2DA

EPC Rating: D

view this property online connells.co.uk/Property/NHT413258

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: NHT413258 - 0007