



Connells

Holmwood Close
Northampton



Property Description

The accommodation comprises entrance lobby, lounge, modern refitted kitchen with integrated appliances, refitted shower room, two bedrooms and a conservatory. The property further benefits from a wooden summerhouse and bar, an ideal entertaining space and partially converted loft space with WC. There is also a garage and off road parking.

LOCAL AREA INFORMATION

Duston is situated approximately 2 miles to the west of Northampton town centre. The old village is centred along Main Road where several business, retail outlets and services are located to include grocery store, newsagent, bakery, building society, estate agent, hairdresser, key cutter/cobbler and florist. Duston also has churches and chapels of varying denominations, a medical centre, nursery, dental surgery and public houses. Schooling is provided through several state primary schools and The Duston School as well as Quinton House independent school which caters for children aged 2 to 18. The village has expanded considerably in recent years with the addition of several modern developments including Alsace Park, St Giles Park and St Crispins. Transport links are excellent with M1 junctions 15a (2 miles) and 16 (3 miles) and a regular bus service to Northampton where a mainline train station operates to both Birmingham New Street and London Euston.

Entrance Hall

Enter via wooden door to the front aspect.

Lounge

15' 6" x 9' 9" (4.72m x 2.97m)

Double glazed window to the front aspect. Feature fireplace. TV point.

Kitchen

8' 10" x 8' 6" (2.69m x 2.59m)

Wall and base units. Worksurfaces. Sink and drainer unit. Integrated washing machine and fridge-freezer. Gas hob with hood over. Double glazed window and door to the side aspect.

Bedroom One

12' 3" x 9' 5" (3.73m x 2.87m)

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

Bedroom Two

8' 5" max x 8' 11" max (2.57m max x 2.72m max)

Double glazed french doors leading to the conservatory. Wall mounted radiator.

Bathroom

Shower cubicle, wash hand basin and low level WC. Towel rail. Double glazed window to the side aspect.

Outside

Front Garden

Landscaped front garden. Lawn and path enclosed by fencing.

Rear Garden

Wooden bar and summerhouse with power and light. Double doors leading to entertainment space. Lawn. Side access.

Garage

Parking

Driveway to the front of the garage.

Agents Note

We have been unable to verify if [insert either Planning Permission or Building Regulation Certification has been provided for the loft conversion to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.









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

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6 Wood Hill
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EPC Rating: Awaited

Tenure: Freehold

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