



Connells

Leslie Road
Northampton



Property Description

Step inside and be greeted by a welcoming open-plan lounge/diner, creating a bright and airy living space that's perfect for relaxing and entertaining. A standout feature is the additional reception room, offering flexibility to suit your needs. Envision it as a dedicated dining area, a vibrant playroom for the children, or explore the exciting potential to knock through and extend the current kitchen, creating a stunning open-plan kitchen/diner (subject to necessary planning permission).

The property also benefits from a cellar, providing valuable storage space to keep your home clutter-free. Upstairs, you'll find two generously sized double bedrooms, offering comfortable and private retreats. A well-presented family bathroom completes the first floor.

Located in the heart of Semilong, you'll enjoy easy access to a wealth of local amenities, including shops, restaurants, and cafes. The close proximity to Northampton Train Station makes commuting a breeze, while the town centre is just a short stroll away, offering a wide range of shopping, leisure, and cultural attractions. Families will appreciate the excellent local schools and the abundance of nearby parks and green spaces.

Lounge

10' 11" x 12' 3" (3.33m x 3.73m)

Double glazed bay window to the front aspect. Chimney breast. Gas fireplace.

Dining Room

11' 8" x 8' 10" (3.56m x 2.69m)

Double glazed french doors to the rear aspect. Chimney Breast. Gas fireplace.

Reception Room

Double glazed window to the side aspect. Gas fire. Storage cupboard. Wall mounted radiator.

Kitchen

14' 1" x 8' 3" (4.29m x 2.51m)

Wall and base units. Sink and drainer unit. Space for white goods. Double glazed window to the rear aspect. Double glazed door to the side aspect.



Cellar

14' 3" x 10' 5" (4.34m x 3.17m)

Bedroom One

10' 4" x 14' 3" (3.15m x 4.34m)

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

Bedroom Two

8' 11" x 11' 7" (2.72m x 3.53m)

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

Bathroom

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









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: F Council Tax
 Band: A

Tenure: Freehold

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