



Connells

Lancaster Way
Northampton



Property Description

Step inside this impressive family home and be captivated by its spacious and versatile layout. The property features four generously sized bedrooms, providing ample space for family and guests.

The heart of the home is the expansive open-plan kitchen and dining area, designed for modern living and perfect for entertaining. This bright and airy space seamlessly flows into a well-equipped kitchen with integrated appliances. A separate utility room. Recently installed new boiler.

Also on the ground floor is a versatile room that could be utilized as a study, playroom, home office or even a fifth bedroom, adapting to your family's changing needs. An additional guest cloakroom adds further convenience.

Relax and unwind in the inviting lounge, featuring a charming log burner, perfect for cozy evenings. Imagine cozy family nights in!

Upstairs, you'll discover a luxurious master suite complete with a private en-suite bathroom. A further well-appointed family bathroom serves the remaining bedrooms.

Outside, the property boasts a beautifully maintained and landscaped private rear garden, ideal for outdoor entertaining and family enjoyment. A paved patio area provides the perfect spot for al fresco dining, while the lush lawn offers plenty of space for children to play. A driveway provides ample

off-road parking for multiple cars.

The location offers a wide range of local amenities, including shops, schools, and restaurants. With excellent transport links.

Entrance Hall

Enter via door to the front aspect.

Cloakroom

Wash hand basin and low level WC. Wall mounted radiator.

Study

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

Lounge

16' 5" x 10' 10" (5.00m x 3.30m)

Double glazed window to the front aspect. Log burner. Tv point. Wall mounted radiator.

Kitchen / Diner

8' 9" x 21' 11" (2.67m x 6.68m)

Wall and base units. Worksurfaces. Sink and drainer unit. Electric hob, oven and hood over. Integrated dishwasher. Space for American style fridge-freezer. Wall mounted radiator. Two double glazed windows and french doors to the rear aspect.

Utility Room

6' 2" x 7' 10" (1.88m x 2.39m)

Wall and base units. Space for white goods, Wall mounted radiator. Double glazed door to the side aspect. Wall mounted radiator.

Landing

Airing storage cupboard. Access to loft space. Wall mounted radiator.

Bedroom One

8' 10" x 14' 3" (2.69m x 4.34m)

Double glazed window to the front aspect. Built in wardrobes. Wall mounted radiator. Air-conditioning unit.

En Suite

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

Bedroom Two

10' 6" x 9' (3.20m x 2.74m)

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

Bedroom Three

11' 2" x 8' 11" (3.40m x 2.72m)

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

Bedroom Four

7' 10" x 7' (2.39m x 2.13m)

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

Bathroom

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

Outside

Rear Garden

Patio area. Raised flower beds. Laid to lawn. Decking. Shed. Gated side access.

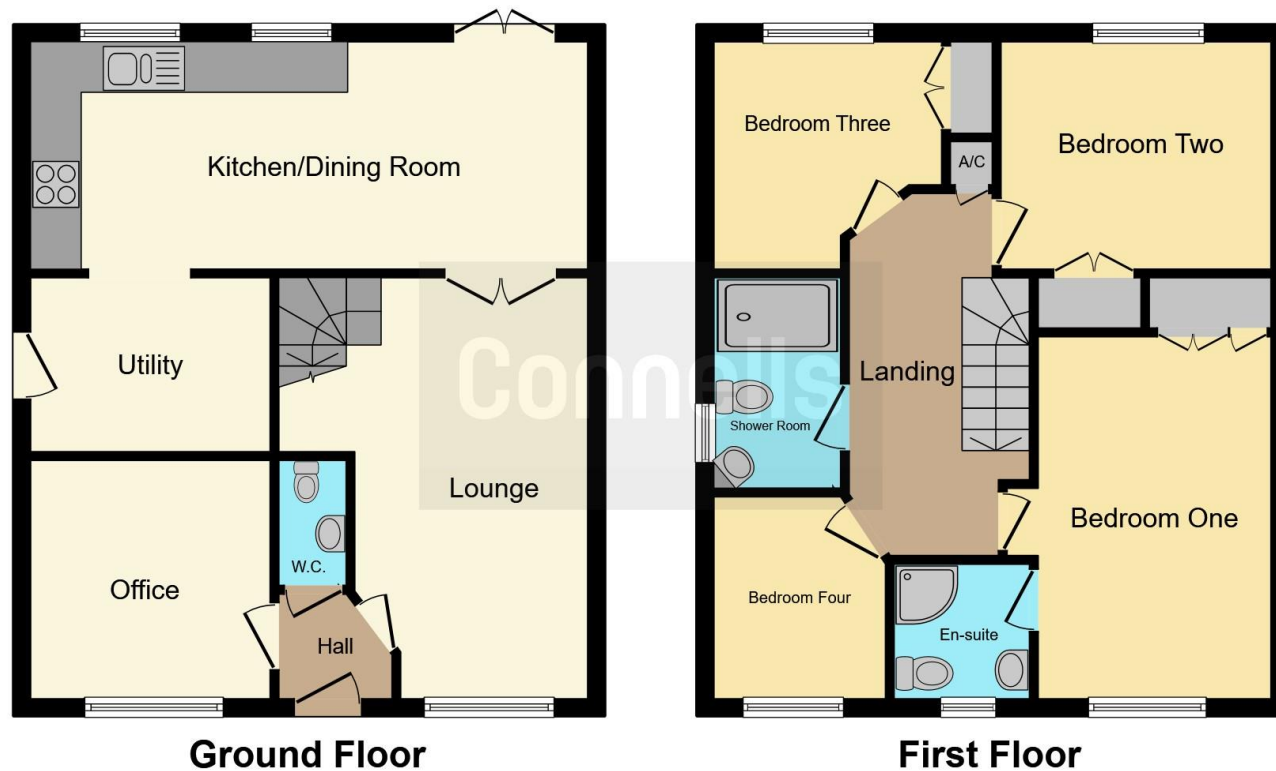
Front

Driveway.









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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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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Property Ref: NHT414142 - 0004