



**Connells**

Danefield Road  
Northampton





## Property Description

Step inside this inviting home and you'll be greeted by a bright and welcoming atmosphere. The entrance hallway leads you to the spacious living room, bathed in natural light, creating a warm and inviting ambiance. The kitchen features a range of wall and base units, offering ample storage and workspace. Plumbing is in place for your white goods. A notable highlight is the large part-built extension to the rear and side, presenting a fantastic opportunity to create a stunning open-plan kitchen/diner - perfect for modern living and entertaining. Upstairs, you'll discover two generously proportioned double bedrooms, providing comfortable and relaxing spaces. The well-appointed shower room features a modern double shower unit, basin, and WC. Outside, the beautifully presented garden offers a partially paved area and lawned, creating a charming and low-maintenance space. Convenient side access is available via a locked gate. Danefield Road is nestled in the highly sought-after Abington area. Residents enjoy the convenience of being within walking distance of local amenities and just 1.1 miles from the Wellingborough Road, known for its designer shops, bars, and vibrant atmosphere. Families will appreciate the proximity to Booth Lane College, Weston Favell Academy, and Headlands Primary School. Northampton town centre is approximately 1.8 miles away, and Northampton Train Station is just a short 0.5-mile journey. Abington is also home to the beautiful Abington Park.

## Lounge

12' x 13' 2" ( 3.66m x 4.01m )

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

## Kitchen

6' 2" x 15' 4" ( 1.88m x 4.67m )

Wall and base units. Worksurfaces. Sink and drainer unit. Space for White goods. Understairs storage. Two double glazed windows to the rear aspect. Double glazed door to the rear aspect.

## Bedroom One

10' 1" x 15' 5" ( 3.07m x 4.70m )

Two double glazed windows to the front aspect. Built in wardrobes. TV point. Wall mounted radiator.

## Bedroom Two

9' x 8' 7" ( 2.74m x 2.62m )

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

## Bathroom

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













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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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