



**Connells**

Wheatfield Road  
Northampton





### Property Description

The accommodation comprises an inviting entrance hall, a spacious kitchen/dining room with ample room for entertaining, and a comfortable lounge. The first floor boasts two generously sized double bedrooms and a refitted bathroom suite, ensuring modern comfort and style. Outside, you'll find a delightful, good-sized private rear garden, mainly laid to lawn with a patio area, perfect for relaxing or entertaining. Further benefits include uPVC double glazing and gas radiator heating, ensuring a warm and energy-efficient living space.

### Entrance Hall

Double glazed door to the front aspect. Understairs storage.

### Lounge

16' 1" x 11' 11" ( 4.90m x 3.63m )

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

### Kitchen

9' 1" x 19' 9" ( 2.77m x 6.02m )

Wall and base units. Worksurfaces. Sink and drainer unit. Space for white goods. Two double glazed window to the rear aspect. Double glazed door to the rear aspect. Wall mounted radiator.

## Landing

Double glazed window to the front aspect. Access to loft space.

## Bedroom One

11' 11" x 13' 5" ( 3.63m x 4.09m )

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

## Bedroom Two

12' x 9' 1" ( 3.66m x 2.77m )

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

## Bathroom

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

## Outside

### Front Garden

Gravelled front. Path. Enclosed by fencing.

### Rear Garden

Laid to lawn. Patio. Shed.

## Parking

On street Parking



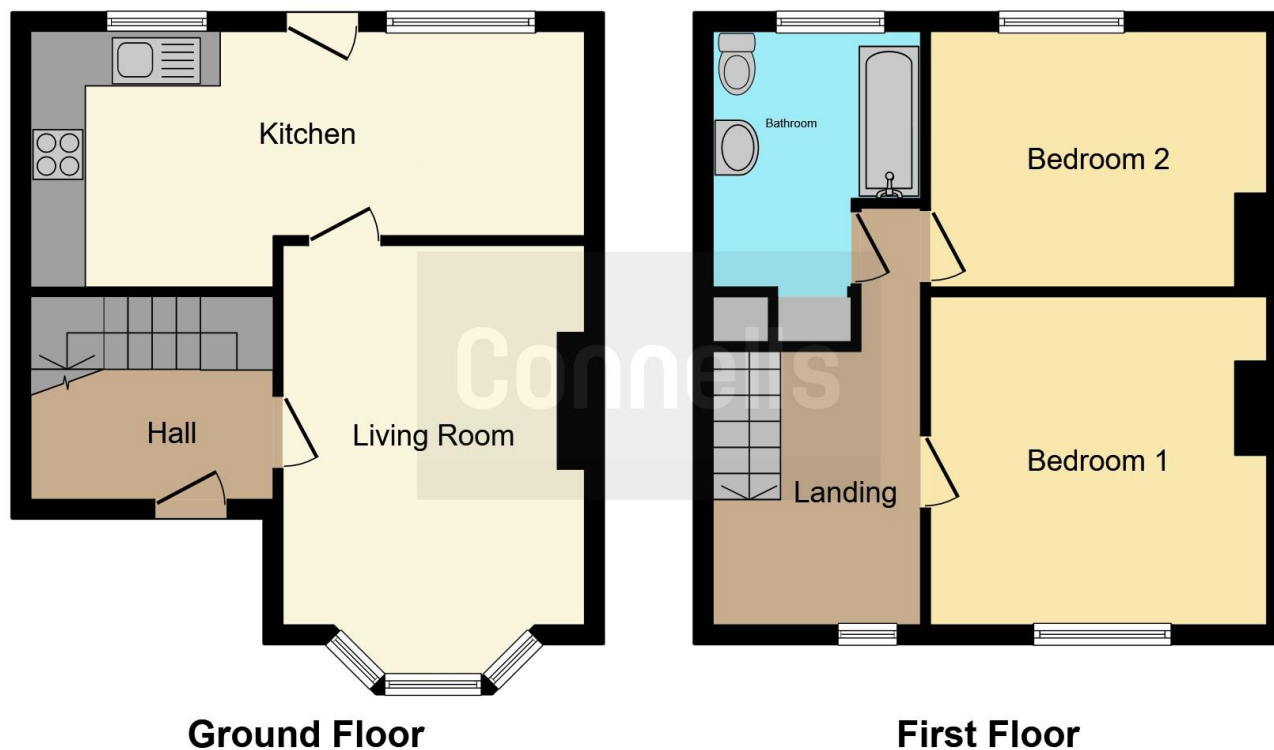












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EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

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