



Connells

Leah Bank
Northampton



Property Description

Upon entering, you are greeted by a welcoming entrance hall that provides access to the generous lounge that offers a comfortable retreat, seamlessly flowing into a dedicated dining room – ideal for family meals and entertaining guests. The heart of this home is the newly installed kitchen, fitted with high-quality appliances, and a convenient downstairs WC. Ascending to the first floor, you will find three well-proportioned bedrooms designed for comfort and relaxation. The master benefits from its own contemporary en-suite shower room, offering privacy and modern convenience. A stylish family bathroom, complete with a three-piece suite, serves the remaining two bedrooms, ensuring ample facilities for the whole household. Externally, the property benefits from a private driveway providing valuable off-road parking and leading to the integral single garage, offering additional storage or secure parking. The rear garden provides a pleasant outdoor space, perfect for relaxation, children's play. The location of this home is truly exceptional. Enjoy the ultimate convenience with James Retail Park, the town centre, and the main line train station all just a short walk away. For leisure and outdoor pursuits, the popular Delapre Park is also within easy reach, offering beautiful green spaces for walks, picnics, and family fun.

Cloakroom

Double glazed window to the front aspect. Wash hand basin and low level WC.

Lounge

13' 1" x 13' 4" (3.99m x 4.06m)

Double glazed window to the front aspect. Wall mounted radiator. Understairs storage cupboard.

Dining Room

7' 8" x 9' 2" (2.34m x 2.79m)

Double glazed french doors to the rear aspect. Wall mounted radiator.

Kitchen

9' 1" x 11' 8" (2.77m x 3.56m)

Wall and base units. Worksurfaces. Sink and drainer unit. Integrated washing machine, fridge-freezer and dishwasher. Gas hob with hood over. Combi boiler. Wall mounted radiator. Double glazed window to the rear aspect. Double glazed door to the front aspect.

Landing

Double glazed window to the side aspect.
Wall mounted radiator. Access to loft space.
Two storage cupboards.

Bedroom One

12' 8" x 9' 4" (3.86m x 2.84m)

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

En Suite

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

Bedroom Two

8' 7" x 10' 4" (2.62m x 3.15m)

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

Bedroom Three

9' 1" x 7' 2" (2.77m x 2.18m)

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

Bathroom

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

Outside

Rear Garden

Raised decking. Laid to lawn. Gated side access.

Garage

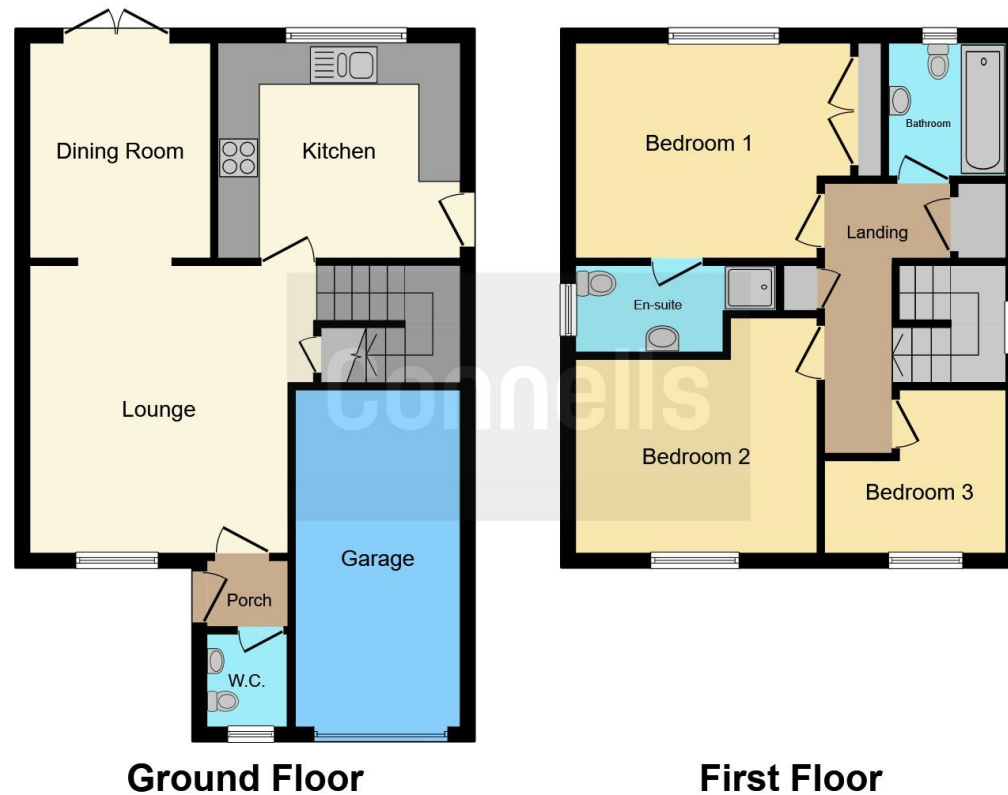
8' 9" x 16' 7" (2.67m x 5.05m)

Up and over door. Fuse board.









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
 Council Tax Band: D

Tenure: Freehold

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