



**Connells**

Cranstoun Street  
Northampton



## Property Description

Step inside to a welcoming entrance hall leading to a spacious and bright lounge/diner, perfect for both relaxing and entertaining. The well-appointed kitchen offers ample storage and workspace, complemented by a separate utility room and essential downstairs cloakroom for added convenience.

Upstairs, you'll find two generously proportioned double bedrooms, along with a modern family bathroom designed for comfort.

Beyond the interiors, this home boasts a private, low-maintenance rear garden, ideal for outdoor dining or a quiet retreat. Its enviable location ensures effortless access to local amenities, green spaces, and reputable schools, making it a highly desirable property. With the added benefits of double glazing and gas central heating, ensuring warmth and efficiency, this property truly offers a fantastic lifestyle.

## Entrance Hall

Enter via door to the front aspect.

## Cloakroom

Wash hand basin and low level WC. Window to the side aspect.

## Lounge / Diner

22' 4" x 13' 1" ( 6.81m x 3.99m )

Double glazed window to the front aspect. Two wall mounted radiators. Split level to dining area. Double glazed window to the rear aspect.

## Kitchen

10' 8" x 6' 1" ( 3.25m x 1.85m )

Wall and base units. Worksurfaces. Sink and drainer unit. Gas hob with hood over. Understairs storage.

## Utility Room

Space for white goods. Combi boiler. Double glazed window to the side aspect.

## Bedroom One

10' 4" x 13' 6" ( 3.15m x 4.11m )

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

## Bedroom Two

11' 5" x 8' 8" ( 3.48m x 2.64m )

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

## Bathroom

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

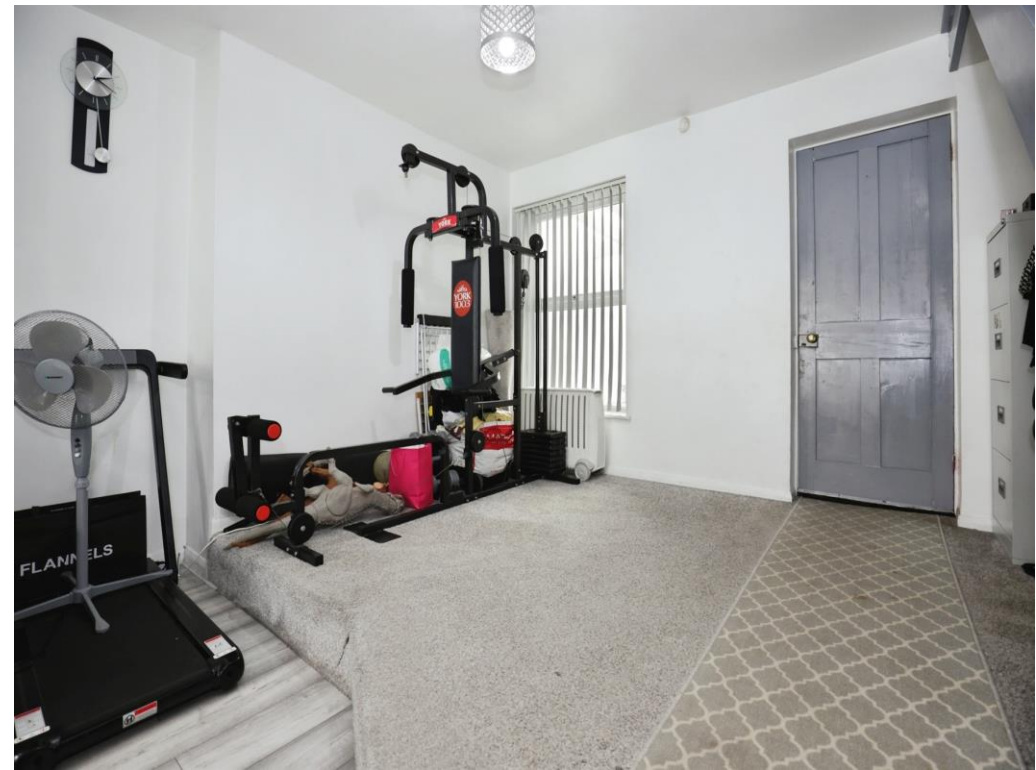
## Outside

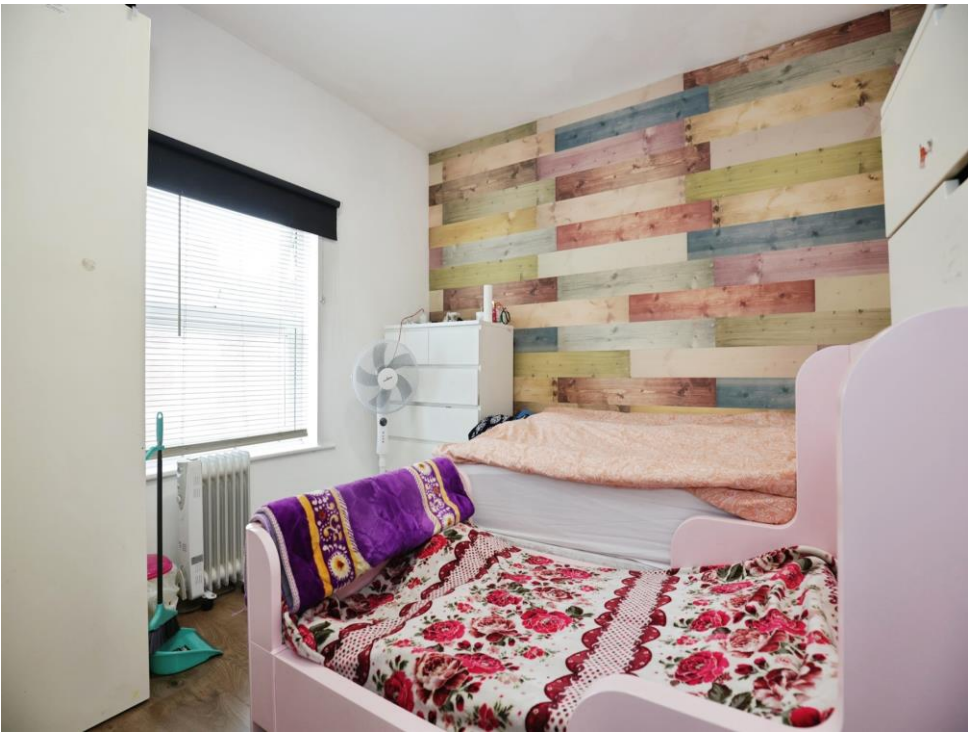
## Rear Garden

Covered lean to courtyard.

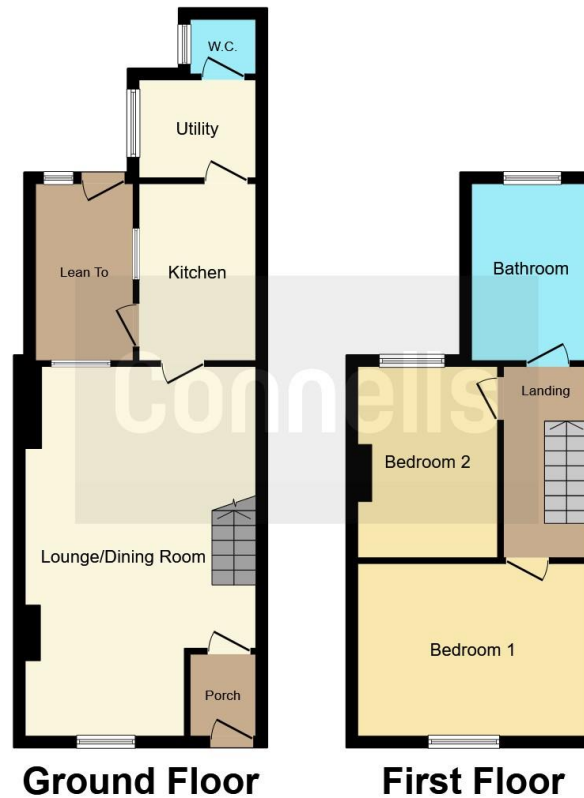
## Parking

On street parking, permit needed.









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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6 Wood Hill  
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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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