



Connells

Coaching Walk  
Northampton





## Property Description

A welcoming entrance hall leads you into the heart of this lovely home. The generously proportioned lounge provides a bright and airy space for relaxation. The well-appointed kitchen offers practical design, while the adjacent dining room/bedroom three presents a superb opportunity for flexible living – whether you require an additional bedroom, a formal dining area, or a dedicated home office. Completing the reception space is a delightful conservatory, perfect for enjoying the garden views year-round, adding valuable extra living space. The bungalow further comprises two comfortable bedrooms, each offering a serene retreat, complemented by a modern shower room.

Nestled in the ever-popular residential area of Westone, this property boasts an enviable location. You'll find yourself just a short stroll from the Weston Favell Shopping Centre, offering an extensive array of retail outlets, supermarkets, and leisure facilities to cater to all your daily needs. For those who appreciate green spaces, the stunning Abington Park is within easy reach, providing picturesque grounds for leisurely walks, recreation, and family enjoyment. Commuters will benefit from excellent transport links, with the A43 offering swift and convenient access to major road networks, making travel a breeze.

## Entrance Hall

Enter via double glazed door to the front aspect. Wall mounted radiator. Access to loft space with pull down ladder.

## Lounge

12' 10" x 10' 5" ( 3.91m x 3.17m )

Double glazed patio doors to the rear aspect. Fireplace. Wall mounted radiator.

## Kitchen

9' 7" x 7' 11" ( 2.92m x 2.41m )

Wall and base units. Worksurfaces. Sink and drainer unit. White goods. Double glazed door and window to the side aspect. Wall mounted radiator.

## Bedroom One

13' 4" x 10' 4" ( 4.06m x 3.15m )

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

## Bedroom Two

9' 5" x 7' 6" ( 2.87m x 2.29m )

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

## Dining Room / Bedroom Three

11' 4" x 9' 7" ( 3.45m x 2.92m )

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

## Shower Room

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

## Loft Room

13' 7" x 12' 4" ( 4.14m x 3.76m )

Double glazed window to the rear aspect. Eve storage and wall mounted radiator.

## Outside

## Front Garden

Gravelled front enclosed by wall. Driveway providing parking for three vehicles.

## Garage



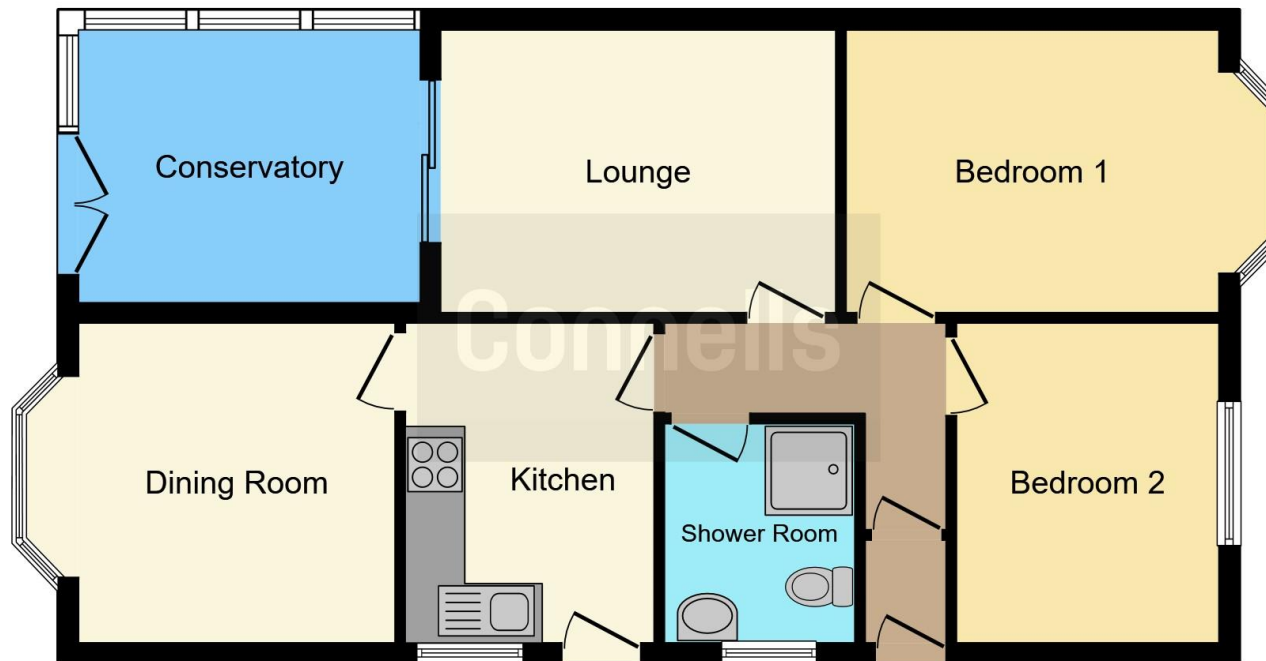












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: E Council Tax  
 Band: C

Tenure: Freehold

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