



Connells

Thirlestane Road
Northampton



Property Description

Upon entering, you are greeted by an entrance hall leading directly into the long lounge/diner. This spacious reception area provides ample room for both relaxing and entertaining. To the rear of the property is the fitted kitchen, which leads to a functional rear lobby area. A key practical feature of this home is the convenience of the ground floor facilities, comprising a separate W.C. and a dedicated ground floor bathroom. Upstairs, the property boasts three well-sized bedrooms, offering flexible living arrangements. The property benefits from an easily maintainable, secure courtyard-style garden.

The district of Far Cotton is immediately adjacent to the south of Northampton town centre and its mainline train station to London Euston and Birmingham New Street. Expanded with the arrival of the railway (the now disused line is still in place) it is roughly rectangular in shape with the River Nene and Grand Union Canal forming its northern boundary. Indeed it is along the latter that modern redevelopment such as Riverside Wharf, Cotton End and Southbridge have been ongoing. These modern homes compliment the older homes positioned behind St Leonard's Road, the main location for local shops and businesses. This road also connects Towcester Road and London Road the former of which is home to St James Retail Park. London Road is home to a large supermarket from here, quick access is gained to the A45 ring road and, critically, M1 Junction 15

Entrance Hall

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

Lounge / Diner

11' 5" x 23' 3" (3.48m x 7.09m)

Double glazed window to the front and rear aspect. Two chimney breasts. Two wall mounted radiators.

Kitchen

10' 8" x 7' 9" (3.25m x 2.36m)

Wall and base units. Sink and drainer unit. Electric hob with hood over. Understairs storage. Wall mounted radiator. Double glazed windows and doors to the side aspect



Landing

Storage cupboard. Access to loft space.

Bedroom One

10' 11" x 14' 4" (3.33m x 4.37m)

Two double glazed windows to the front aspect. Chimney breast. Wall mounted radiator.

Bedroom Two

8' 11" x 11' 11" (2.72m x 3.63m)

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

Bedroom Three

10' 8" x 7' 9" (3.25m x 2.36m)

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

Bathroom

Bath and wash hand basin. storage cupboard housing boiler. Wall mounted radiator.

W C

Low level WC. Double glazed window to the rear aspect.









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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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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