



**Connells**

Holte End  
Northampton



## Property Description

The accommodation comprises entrance hall, cloakroom/WC, sitting/dining room and kitchen. To the first floor, three generous size bedrooms. The master bedroom is a particularly impressive double room, complete with its own modern en-suite. There are two further well-sized bedrooms, both perfect for children or guests. Completing the first-floor accommodation is a contemporary three-piece family bathroom. Externally, the property boasts a significant advantage with its secluded and beautifully landscaped rear garden. Designed for low maintenance and high enjoyment, this private space features a laid lawn and a paved patio area, creating the perfect setting for summer barbecues and children's play. To the front of the property is a driveway which provides secure off-road parking for two vehicles and leads to a detached garage.

Abington Vale is a highly desirable and established residential area, renowned for its community feel and proximity to amenities. The property is just a short stroll from an excellent range of local shops, supermarkets, and restaurants. The vast green spaces of Abington Park, with its museum, lakes, and café, are also within easy walking distance. For families, the catchment area for the outstanding Bridgewater Primary School is a major draw. The property also offers excellent transport links, providing easy access to Northampton town centre and the main road networks, including the A45 and M1.

## Entrance Hall

Enter via double glazed door to the front aspect. Wall mounted radiator.

## Cloakroom

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

## Lounge

Double glazed window and french doors to the rear aspect. TV point. Storage cupboards. Two wall mounted radiators.

## Kitchen

Wall and base units. Worksurfaces. Sink and drainer unit. Gas hob with hood over. Integrated fridge-freezer and dishwasher. Combi boiler. Space for white goods.

## Landing

Access to loft space. Storage cupboard housing tank system. Wall mounted radiator.

## Bedroom One

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

## En Suite

Shower cubicle, wash hand basin and low

level WC. Wall mounted radiator.

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

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

## Outside

## Rear Garden

Laid to lawn. Patio area. Enclosed by fencing.  
Gated side access. Courtesy door to the  
garage.

## Parking

Driveway for two vehicles.

## Garage

Up and over door. Double glazed door to the  
side access.

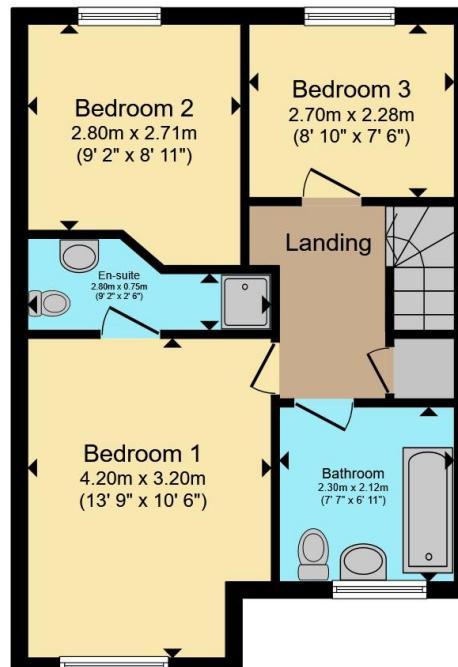








**Ground Floor**



**First Floor**

Total floor area 87.2 m<sup>2</sup> (939 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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NORTHAMPTON NN1 2DA

EPC Rating: B    Council Tax  
Band: C

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Tenure: Freehold



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