

for sale

**£325,000** Freehold



Harborough Road Northampton NN2 7SH

Connells are delighted to present this stunning property, which has been beautifully renovated throughout and boasts some incredible features! Featuring three bedrooms, a usable attic space, stunning kitchen/diner and separate annexe with shower room, this property really must be viewed!!

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# Property Details

## Entrance Porch

Enter the property via a UPVC double glazed door to the front elevation. From the entrance porch, there are two doors leading to the entrance hall and downstairs WC respectively. Tiled flooring.

## Entrance Hall

Into the entrance hall and stairs rise to the first floor landing. Three separate doors leading to the lounge, cellar and kitchen respectively. Tiled flooring throughout and wall mounted radiator.

## Downstairs Cloakroom

Downstairs cloakroom comprises of shower, WC and wash hand basin with tiling to splash back areas. Tiled flooring and wall mounted radiator.

**Lounge** 14' max x 13' 11" into bay ( 4.27m max x 4.24m into bay )

UPVC double glazed bay window to the front elevation and solid wood flooring throughout. Feature fireplace, wall mounted radiator, TV point and spotlights overhead.

**Kitchen/ Diner** 18' 4" max x 21' max ( 5.59m max x 6.40m max )

Fully fitted kitchen comprises of a range of soft closing wall and base units and an island in the centre with additional storage and sink set into surfaces. Additional stainless steel sink/ drainer set into work granite work surfaces and tiling to splash back areas with UPVC double glazed window above to the rear elevation. Integrated appliances include drinks cooler, induction hob, coffee machine, steam oven multi function oven and multi function microwave oven. Space for double fridge/freezer and washing machine. Tiled flooring throughout and UPVC double glazed bi-fold doors to the rear elevation leading out to the rear garden. Spot lights overhead and glass roof.

**Bedroom Three** 10' 2" x 5' 9" ( 3.10m x 1.75m )

Bedroom three comes off of the kitchen with tiled flooring throughout. Sky light and spotlights overhead and wall mounted radiator. Door leads to an additional study room.

**Study Room** 9' 6" x 5' 9" ( 2.90m x 1.75m )

Enter the study from bedroom three. Tiled flooring and sky light overhead and UPVC double glazed patio doors leading to the rear garden.

## First Floor Landing

Fully carpeted stairs rise from the entrance hall to the first floor landing. UPVC double glazed window to the side elevation.

**Bedroom One** 11' 5" x 11' 10" ( 3.48m x 3.61m )

Double bedroom with solid wood flooring throughout. Built in wardrobes for storage and two UPVC double glazed windows to the front elevation and wall mounted radiator. Spotlights overhead.

## Master En-Suite

Fully tiled master en-suite comprises of shower, WC and wash hand basin. Opaque UPVC double glazed window to the front elevation and heated towel rail.

**Bedroom Two** 8' 10" incl. recess x 11' 4" into recess ( 2.69m incl. recess x 3.45m into recess )

Double bedroom with laminate flooring throughout and built in storage cupboard under the stairs that rise to the second floor. Two UPVC double glazed windows to the rear elevation, wall mounted radiator and feature fireplace.

## Family Bathroom

Fully tiled family bathroom suite comprises of large designer bath with shower overhead, WC and wash hand basin with light up mirror. Opaque UPVC double glazed window to the rear elevation and wall mounted radiator.

## Second Floor Landing

Stairs rise from bedroom two to the second floor landing and lead straight into the attic room.

## Attic Room

Usable attic space with the option to use as multi-functional room. Three sky lights overhead, power sockets and lighting.

## Cellar

Recently damp-proofed cellar with fire escape UPVC double glazed window to the front elevation and spotlights overhead.

## Outside Front Garden

Paved area enclosed by brick built wall.

## Rear Garden

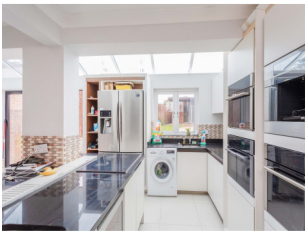
Large rear garden is mostly laid to smooth, Indian sandstone paving. Two sections laid to lawn either side of pathway leading to log cabin.

**Garden Annexe** 13' 4" x 16' 11" ( 4.06m x 5.16m )

Fully insulated and spacious annexe with laminate flooring throughout. Electric power and separate gas central heating boiler system. Wall mounted radiator and spotlights overhead.

## Annexe Shower Room

Shower room with laminate flooring and fully tiled walls. WC,





shower, wash hand basin and wall mounted radiator with spotlights overhead. Storage cupboard housing the annexe boiler.



To view this property please contact Connells on

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**Tenure:** Freehold

**EPC Rating:** D

Property Ref: KTP405314 - 0004

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