



Connells

Birch Barn Way
NORTHAMPTON



Property Description

This well presented three bedroom property would make an ideal family home. There is a very good sized garden to the rear for all the family to enjoy through the upcoming summer months and offers plenty of storage and a detached garage. VIEWING IS HIGHLY RECOMENDED.

Outside to the front there is off road parking for two cars. The inside of the property offers entrance hall, lounge, dining room, kitchen, three bedrooms and the family bathroom.

Situated in the perfect location of Kingsthorpe, within walking distance of the Whitehills Primary School which has an "outstanding" Ofsted report. The property is conveniently located close to local shops and amenities.

Entrance Porch

Double opening double glazed doors to front elevation, door to:-

Hallway

Stairs rising to first floor, doors to:-

Lounge

12' 9" x 9' 11" (3.89m x 3.02m)

Two double glazed windows to front with

radiator below, feature open fireplace with log burner, wood mantle and tiled hearth.

Dining Room

11' 2" x 9' 11" (3.40m x 3.02m)

Double glazed door and two windows to rear elevation, radiator.

Kitchen

10' 6" x 6' (3.20m x 1.83m)

Double glazed window to rear elevation, double glazed door to side elevation, fitted with a range of wall and base units with work surface over, sink and drainer.

First Floor Landing

Double glazed window to side elevation, doors to:-

Bedroom One

11' 11" x 10' (3.63m x 3.05m)

Double glazed window to rear elevation with radiator below, fitted wardrobes.

Bedroom Two

11' 11" x 9' 3" (3.63m x 2.82m)

Two double glazed windows to front elevation with radiator below, built in shelving to chimney breast, picture rail.

Bedroom Three

6' 10" x 6' 7" (2.08m x 2.01m)

Double glazed window to front elevation with radiator below, storage cupboard.

Bathroom

Obscure double glazed window to rear elevation, panelled bath, low level wc, wash hand basin, tiled splash backs, radiator.

Outside

Front

Fence and wood boundaries, off road parking and double opening wood gates leading to:-

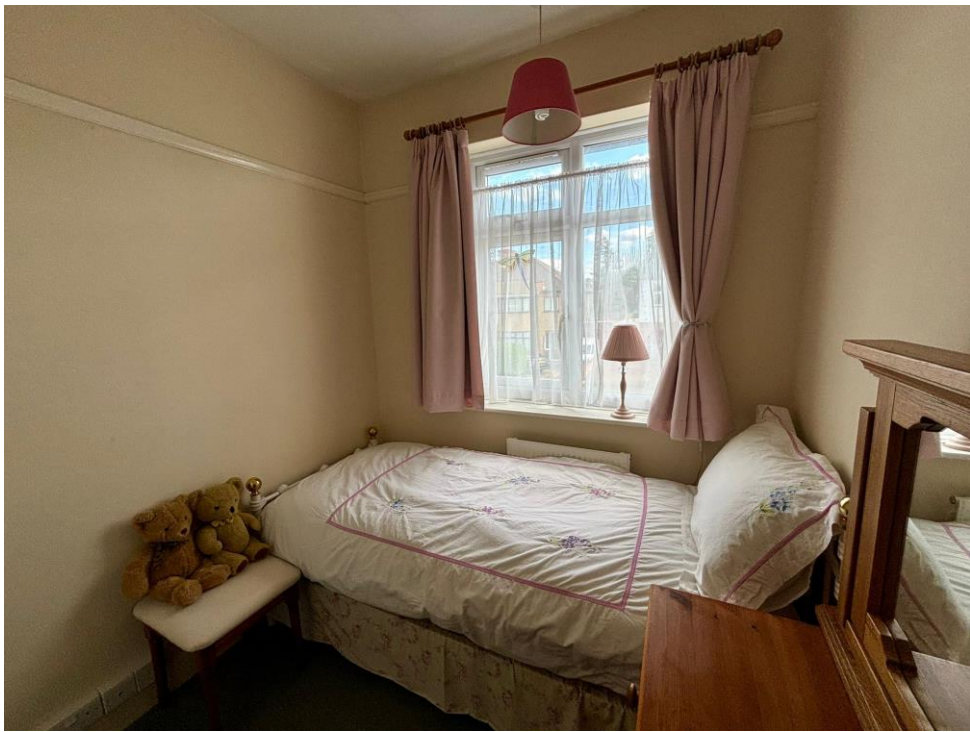
Rear Garden

Laid mainly to lawn with paved path and patio area, shrubs and wood fenced boundary.

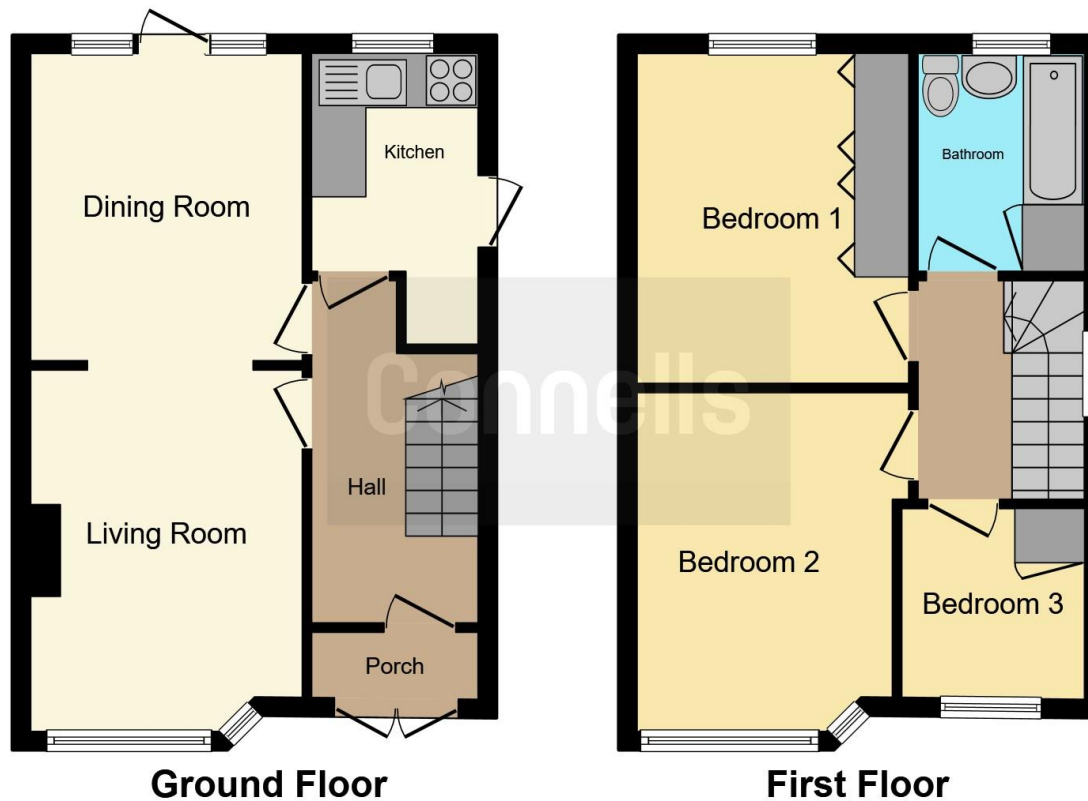
Garage

Situated behind the gated entry and in the rear garden is this garage with a up and over door, personal door and windows to the side elevation.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01604 716 655
E kingsthorpe@connells.co.uk

87 Harborough Road Kingsthorpe
 NORTHAMPTON NN2 7SL

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/KTP406493



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KTP406493 - 0006