



**Connells**

Nursery Lane  
Kingsthorpe Northampton



## Property Description

The property has been updated by the present owners and the accommodation in brief comprises three bedrooms, kitchen, lounge, bathroom and separate WC.

Outside there is an enclosed rear garden.

## Entrance Hall

Radiator, stairs rising to first floor, door to:-

## Lounge

13' 3" x 12' 10" ( 4.04m x 3.91m )

Double glazed window to front elevation, radiator.

## Kitchen

16' 1" x 6' 1" ( 4.90m x 1.85m )

Two double glazed windows to rear elevation, fitted with a range of wall and floor mounted units with work surface over, one and half stainless steel sink and drainer with mixer tap over, gas hob with electric oven below and stainless steel extractor over, radiator, fridge/freezer, space for washing machine.

## First Floor Landing

Access to loft, doors to:-

## Bedroom One

12' 1" max x 11' 6" into recess ( 3.68m max x 3.51m into recess )

Two double glazed windows to front

elevation, radiator.

## Bedroom Two

8' 5" x 7' 5" excluding recess ( 2.57m x 2.26m excluding recess )

Double glazed window to rear elevation, radiator.

## Bedroom Three

9' x 7' 10" ( 2.74m x 2.39m )

Two double glazed windows to front elevation, radiator.

## Bathroom

Obscure double glazed window to rear elevation, wash hand basin with vanity unit below, low level WC, panelled bath with shower over, radiator.

## Separate W C

Double glazed window to rear elevation, low level WC, wash hand basin, radiator, central heating boiler.

## Outside Front

The front is accessed via steps, path to front and side, laid to lawn.

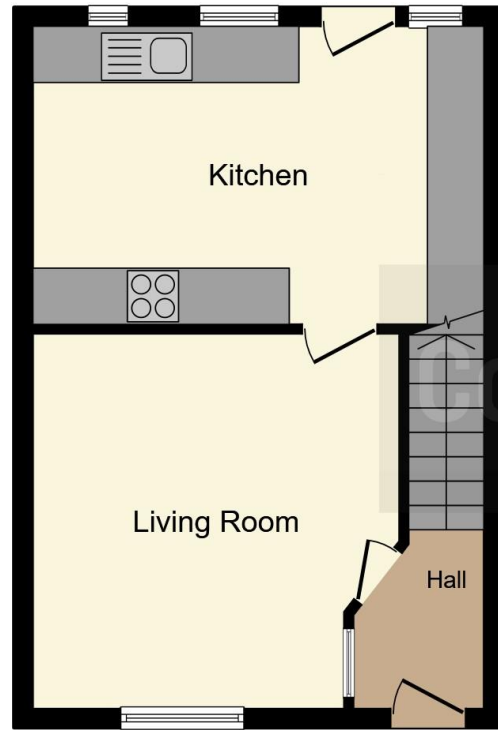
## Rear Garden

The rear garden is timber fence enclosed with path and lawn.

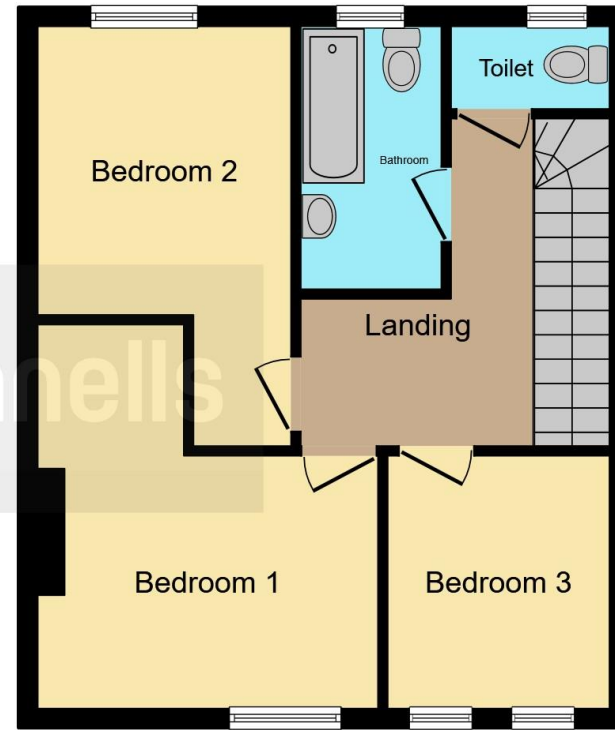








**Ground Floor**



**First Floor**

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**EPC Rating: C**

Tenure: Freehold

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