



Connells

Rookery Lane
NORTHAMPTON



Property Description

The accommodation comprises entrance hall, cloakroom, lounge, dining room, modern kitchen with built-in appliances, four bedrooms and a family bathroom

Outside there is a enclosed rear garden, a detached garage with off road parking and the remainder of the front and side is laid to lawn.

This would make a lovely family home and is located within short distance to Whitehill School and has good access to many local amenities.

Entrance Hall

Entered via double glazed door to front elevation, radiator, stairs rising to first floor landing, doors to:-

Cloakroom

Obscure double glazed window to side elevation, low level WC, pedestal wash hand basin, tiled splash back, radiator.

Lounge

23' 11" x 10' 9" (7.29m x 3.28m)

Double glazed window to front elevation, double glazed patio doors to rear elevation.

Dining Room

9' 10" x 7' 10" (3.00m x 2.39m)

Double glazed window to rear elevation, radiator, door to:-

Kitchen

14' 3" x 7' 6" (4.34m x 2.29m)

Double glazed window to side elevation, double glazed door to rear elevation, fitted with a modern range of wall and floor mounted units with work surface over, stainless steel sink and drainer with mixer tap, fitted electric hob and over with extractor over, space for white goods, vertical modern radiator, spot lights to ceiling.

First Floor Landing

Access to loft, airing cupboard, doors to:-

Bedroom One

18' 5" x 7' 5" (5.61m x 2.26m)

Double glazed window to front and side, radiator.

Bedroom Two

11' 5" max x 9' 10" max (3.48m max x 3.00m max)

Double glazed window to rear elevation, radiator.

Bedroom Three

12' 2" x 8' 11" (3.71m x 2.72m)

Double glazed window to front elevation, radiator.

Bedroom Four

8' 11" x 7' 11" (2.72m x 2.41m)

Double glazed window to front elevation, radiator.

Bathroom

Obscure double glazed window to rear elevation, wash hand basin set in vanity unit, close coupled WC, panelled bath, shower, radiator, tiling to walls.

Front & Side

Laid mainly to lawn with path to front door. Driveway to the side elevation leading to:-

Garage

With up and over door.

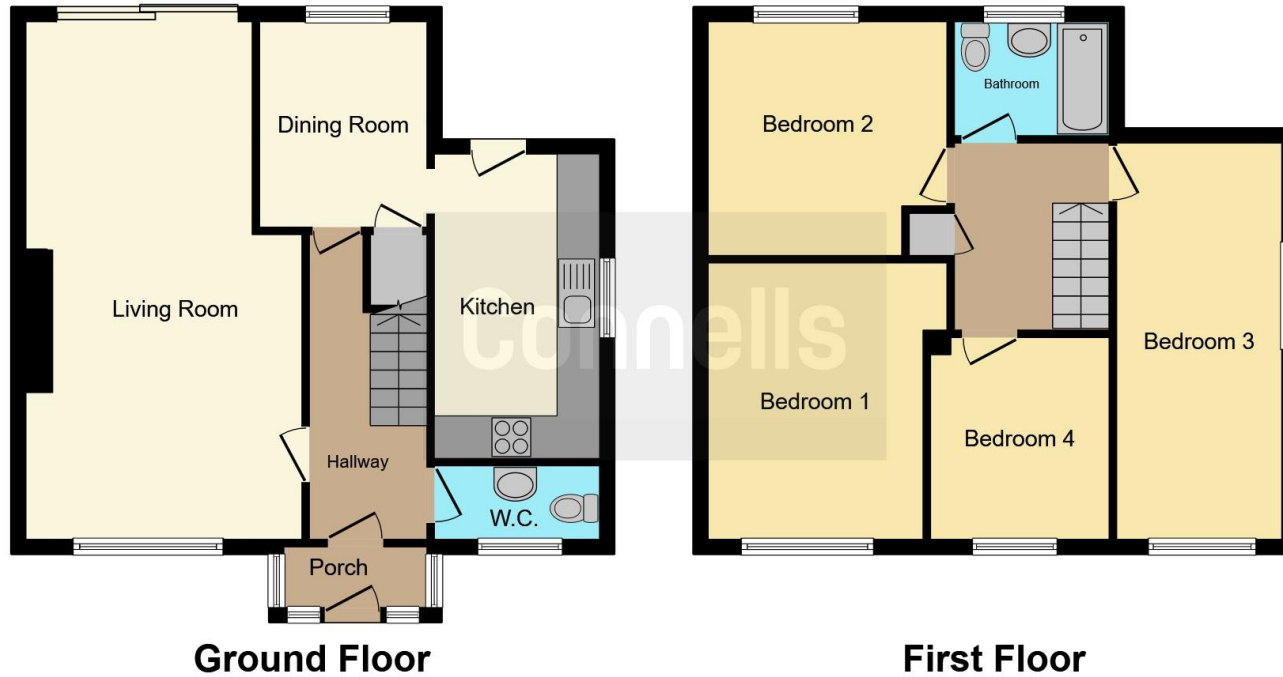
Rear Garden

An enclosed garden which is laid to lawn and gravelled area.









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: C

Tenure: Freehold

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