



Connells

Brampton Cottages Brampton Valley Lane
Chapel Brampton Northampton



Property Description

The property is in a prime location at the end of the development, which has a pleasant, light and open feel. It is approached by a broad, level pathway and has a small garden area to each side of the front door. All grass cutting and garden maintenance services are provided as part of the Lease.

Most of the properties here are terraced, but No.9 has the benefit of being one of the few which is not, meaning that the garden extends from the front, to the side, and to the rear, giving it a feeling of extra spaciousness and exclusivity. There is a private garden and patio to the rear of the property with a large raised planter, and there is an area of grassland and trees further to this which is communal but rarely used by any other residents.

Inside the property all rooms are spacious and bright, with the master bedroom being especially so thanks to the additional bay window to the side. The main corridor, and all doorways, are extra wide for easy access and power sockets and switches are at wheelchair-accessible height.

The Development provides an in-house telephone facility which is believed to be free of charge, but this property benefits from the additional installation of a private BT phone line, enabling residents to install their own high-speed Broadband and WiFi if desired. Heating and hot water is provided by a modern Air Source Heat Pump.

Entrance Hall

Entered via wood panel door to front aspect. Storm porch above. Loft access. Panel wall mounted radiator. Coving to ceiling. Intercom system. Double airing cupboard. Air circulation system. Doors leading to:

Lounge/ Diner

16' 7" max x 14' 10" max (5.05m max x 4.52m max)

Hardwood double glazed french doors to rear garden. Electric feature fire with surround. Wall mounted lights. Radiator. TV and telephone points. Coving to ceiling. Air circulation system.

Kitchen

10' 7" x 8' 5" (3.23m x 2.57m)

Hardwood double glazed window to rear aspect. Fitted kitchen comprising of eye level wall and base units with granite work surface over, stainless steel inset one and a half sink drainer and splash back tiling. Built-in double oven. Inset electric hob with stainless steel extractor hood over. Integrated fridge freezer, dishwasher and washing machine. Fully fitted with under unit lighting. Tiled flooring. Radiator. Air circulation system.

Bedroom One

13' 6" x 10' 9" (4.11m x 3.28m)

Hardwood box bay double glazed window to side aspect. Hardwood double glazed window to front aspect. Built-in double wardrobe. Radiator. TV and telephone point. Coving to ceiling. Window box seating. Air

circulation system.

Bedroom Two/ Dining Room

11' 8" x 11' (3.56m x 3.35m)

Hardwood double glazed window to front aspect. Panel radiator. TV and telephone point. Coving to ceiling. Air circulation system.

Wet Room

Obscure Hardwood double glazed window to rear aspect. Walk-in double shower cubicle. Pedestal wash hand basin. Low level W.C. Fully tiled to ceiling height. Shaver point. Extractor fan. Heated towel rail. Air circulation system. Tiled flooring.

Outside Rear

Large patio area leading onto gardens with views over open countryside. Access to communal areas.









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

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/KTP407176

This is a Leasehold property with details as follows; Term of Lease 299 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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