



Connells

Queens Park Parade
Northampton



Property Description

The accommodation in brief comprises of lounge, dining room/kitchen, three bedrooms, family bathroom and an attic room accessed via a staircase.

Outside there is an enclosed rear garden which is laid mainly to lawn. The property would make an ideal Family Home.

Entrance Porch

Entered via door to front elevation, door to:-

Hallway

Stairs rising to first floor, door to dining room and to:-

Lounge

14' 1" x 12' 10" (4.29m x 3.91m)

Double glazed bay window to front elevation, coving to ceiling, dado rail, feature brick wall with log burner inset, wood mantle, TV and BT point and radiator.

Kitchen/ Diner

18' 9" max x 16' max (5.71m max x 4.88m max)

Double glazed patio doors with side windows in the dining area looking over the rear garden. In the kitchen there is a double glazed window to rear elevation, range of base units with work surface over, sink and drainer, built in gas hob with extractor over,

built in microwave and eye level double oven, space for fridge/freezer and washing machine, shelving, breakfast island. This room has multi purpose uses and within the dining area there is a space which could be used as a playroom or snug or utility.

First Floor Landing

Storage cupboard, stairs rising to loft room, doors to:-

Bedroom One

12' 8" x 9' 9" (3.86m x 2.97m)

Double glazed patio doors to rear elevation, built in wardrobes, radiator, dado rail, TV point.

Bedroom Two

11' 9" max x 10' 3" max (3.58m max x 3.12m max)

Double glazed bay window to front elevation, coving to ceiling, radiator, TV point.

Bedroom Three

11' 2" x 6' 11" (3.40m x 2.11m)

Double glazed window to front elevation, radiator.

Bathroom

Obscure double glazed window to rear elevation, low level WC, pedestal wash hand basin, panelled bath with shower and screen over, chrome ladder style radiator, part tiled walls.

Loft Room

17' 5" x 13' 11" (5.31m x 4.24m)

A multi purpose space with double glazed window to rear elevation and radiator.

Front

Laid to path and shingle with tree and bushes.

Rear Garden

With decking, laid mainly to lawn, fencing, hedging and shingle/stone areas.

Car Port

The Car Port is to the rear providing off road parking and accessed via gates.









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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Tenure: Freehold

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