



Connells

Obelisk Rise
Northampton

Obelisk Rise Northampton NN2 8UA

for sale offers in excess of
£290,000



Property Description

Offered to the market is this well presented three bedroom semi-detached home.

The property in brief comprises entrance porch, living room, open plan kitchen, large utility room and to the first floor there are three bedrooms, a work from home office, family bathroom with four piece suite and loft space accessed via a fixed ladder providing plenty of storage space.

Ideally located for local schools and amenities, viewing is highly advised to fully appreciate.

Entrance Hall

UPVC double glazed window to the front elevation. Door to the side elevation and further door opening to the living room.

Living Room

16' 5" into stairs x 12' 8" (5.00m into stairs x 3.86m)

UPVC double glazed window to the front elevation. Wall mounted radiator, coving to ceiling and stairs rising to the first floor landing. French doors open to the open plan kitchen/dining room.

Open Plan Kitchen/ Dining Room

22' 9" x 10' max (6.93m x 3.05m max)

Fitted kitchen with a range of wall and base level units. sink and drainer with mixer tap over, set into work surfaces and tiled to

splash back areas. Range cooker and plumbing for dishwasher. Wall mounted radiator, coving to ceiling, under stairs cupboard and connecting door to the utility room. Two UPVC double glazed windows to the rear elevation, space for dining table and chairs, and UPVC double glazed French leading out to the rear garden.

Utility Room

Converted from the original garage, and with the opportunity to convert back. Plumbing for washing machine, space for upright fridge/freezer and plenty of storage space.

First Floor Landing

Stairs rise from the living room. Doors lead off to three bedrooms, the work from home office and family bathroom. Two storage cupboards.

Master Bedroom

10' 10" x 10' 1" (3.30m x 3.07m)

UPVC double glazed window to the front elevation. Fitted wardrobe, dado rail, coving to ceiling and wall mounted radiator.

Bedroom Two

10' x 10' 1" (3.05m x 3.07m)

UPVC double glazed window to the rear elevation. Coving to ceiling and wall mounted radiator.

Bedroom Three

14' 1" x 6' 7" (4.29m x 2.01m)

UPVC double glazed window to the front

elevation. Coving to ceiling and wall mounted radiator.

Home Office

8' 3" x 6' 2" (2.51m x 1.88m)

Work from home office with UPVC double glazed window to the front elevation. Coving to ceiling, wall mounted radiator and fixed ladder leading to the loft storage.

Family Bathroom

Four piece suite comprising panelled bath, corner shower cubicle, low level flush w.c and pedestal wash hand basin and tiled to splash back areas. Wall mounted radiator and two UPVC opaque double glazed window to the rear elevation.

Outside

Driveway

Block paved driveway providing off road parking for several cars.

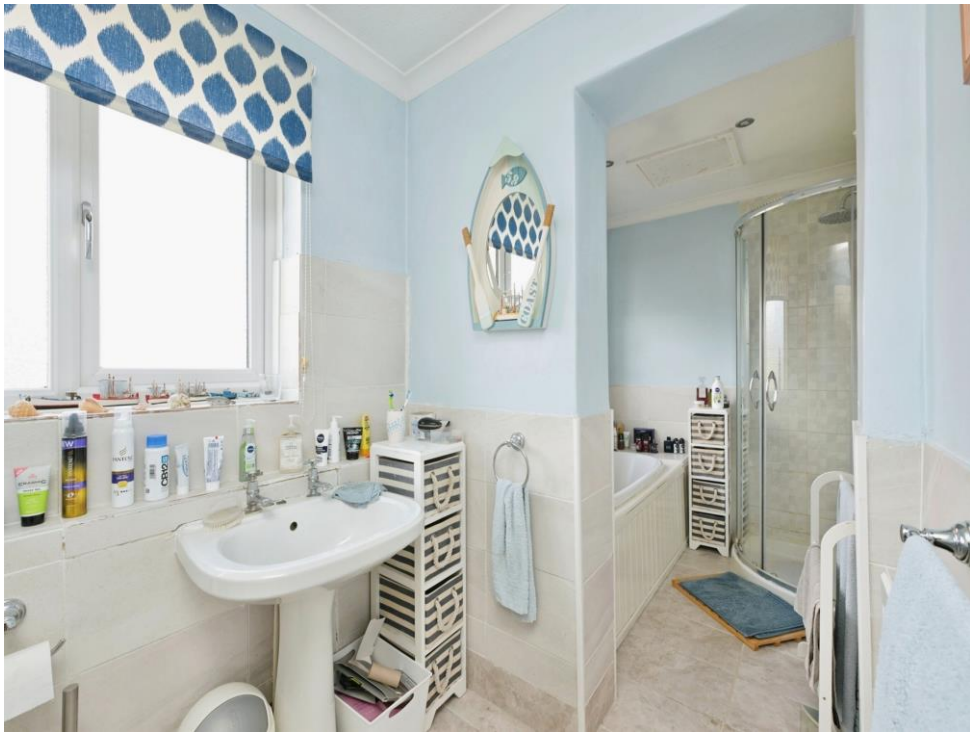
Rear Garden

Spacious rear garden with large decking area which is ideal for entertaining. Lawned area and retaining fencing

Council Tax Band

C









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

87 Harborough Road Kingsthorpe
 NORTHAMPTON NN2 7SL

EPC Rating: C

Tenure: Freehold

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Property Ref: KTP407402 - 0002