



Connells

Lynton Avenue
Northampton



Property Description

This extended and versatile home is offered to the market with NO UPWARD CHAIN, and provides a great INVESTMENT opportunity for a seven bedroom HMO, subject to gaining the correct planning permission. Please call us on 01604 716655 to register your interest.

Entrance Hall

Courtesy door to the single garage, two wall mounted radiators, under stairs storage cupboard and further storage cupboard. Doors lead off to three bedrooms, the kitchen/breakfast room and dining/communal room. Stairs rise to the first floor landing.

Cloakroom

Re fitted white suite comprising low level w.c, vanity wash hand basin, chrome heated towel rail, extractor fan and fully tiled to walls and floor.

Kitchen / Breakfast Room

15' x 8' 5" (4.57m x 2.57m)

Re fitted kitchen with a range of wall and base level units. Stainless steel sink and drainer with mixer tap over set into work surfaces and tiled to splash back areas. Integrated single oven and four ring hob with extractor hood over. Plumbing for washing machine and dishwasher, further space for upright fridge freezer. Space for breakfast table and chairs and UPVC double glazed window to the rear elevation.

Dining/ Communal Room

12' 1" x 10' 11" (3.68m x 3.33m)

UPVC double glazed patio doors lead out to the rear garden, double glazed sky light. Wall mounted radiator.

Bedroom Five

15' 10" x 7' 8" (4.83m x 2.34m)

UPVC double glazed window to the side elevation and wall mounted radiator.

Bedroom Six

12' 11" x 12' 1" Into recess (3.94m x 3.68m Into recess)

Double glazed patio doors open to the dining room and wall mounted radiator.

Bedroom Seven

13' 5" into recess x 11' 5" plus bay window (4.09m into recess x 3.48m plus bay window)

UPVC double glazed bay window to the front elevation. Wall mounted radiator, coving to ceiling and open to bedroom six.

First Floor Landing

Stairs rise from the entrance hall, doors lead off to four bedrooms, shower room, bathroom and work from home office. Wall mounted radiator and access to the loft space.

Bedroom One

11' 9" plus bay window x 11' 7" into recess (3.58m plus bay window x 3.53m into recess)

UPVC double glazed bay window to the front elevation, fitted wardrobe and wall mounted radiator.

Bedroom Two

13' 5" x 11' 10" to wardrobes (4.09m x 3.61m to wardrobes)

UPVC double glazed window to the rear elevation, fitted wardrobes and wall mounted radiator.

Shower Room

Re fitted three piece suite comprising double shower cubicle, low level flush w.c, vanity wash hand basin and fully tiled to walls. Extractor fan, chrome heated towel rail and UPVC opaque double glazed window to the side elevation.

Bedroom Three

11' 11" x 7' 11" (3.63m x 2.41m)

UPVC double glazed window to the front elevation and wall mounted radiator.

Bedroom Four

12' 6" x 7' 11" (3.81m x 2.41m)

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

Home Office

7' 8" x 7' 1" (2.34m x 2.16m)

Work from home office with UPVC double glazed window to front elevation and wall mounted radiator.

Bathroom

Re fitted three piece suite comprising

panelled bath with shower and mixer tap over. Low level flush w.c, vanity wash hand basin and fully tiled to walls. Extractor fan, chrome heated towel rail and shelving for towel storage. UPVC opaque double glazed window to the rear elevation.

Outside

Driveway

Block paved and tarmac driveway providing off road parking for two cars and leading to the single garage. Gated access to the side leads to the rear garden.

Rear Garden

Mainly laid to lawn with mature trees and shrubs, retaining fencing and gated access leading to the front of the house.

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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Tenure: Freehold

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