



Connells

Vicarage Lane
Northampton



Property Description

Connells are please to offer to the market this desirable atone property which is ideally located in the Village of Kingsthorpe.

In need of updating and modernising, the property in brief comprising entrance hall, living room with archway leading to the dining room. Kitchen with glazed door leading to the rear hallway. Downstairs cloakroom and work from home office.

To the first floor there are three good size bedrooms and the spacious family bathroom.

Outside, there is a driveway providing off road parking and leading to the single garage, and to the rear there is a landscaped rear garden with a southerly facing aspect. Viewing is highly advised to fully appreciate.

Entrance Hall

Solid wooden door to the side elevation, and UPVC double glazed window to the front elevation. Wall mounted radiator, stairs rising to the first floor landing and glazed door with complementary windows either side leading to the living room.

Living Room

16' 7" x 12' 2" max (5.05m x 3.71m max)

UPVC double glazed window to the front elevation. Feature Stone fire place with gas fire set in. Wall mounted radiator, coving to ceiling and archway leading to the dining

room.

Dining Room

12' 5" x 10' 7" (3.78m x 3.23m)

UPVC double glazed french doors to the rear elevation with complementary UPVC double glazed windows either side. Wall mounted radiator, coving to ceiling and space for a good sized dining table and chairs. connecting glazed door leading to the kitchen.

Kitchen

12' 5" x 8' 8" (3.78m x 2.64m)

Fitted kitchen with a range of wall and base level units, and glazed display cabinets. One and a half bowl sink and drainer with swan neck mixer tap over, set into work surfaces with complementary tiling to splash back areas. Integrated appliances comprise fridge freezer, double oven and four ring electric hob with cooker hood over. UPVC double glazed window to the rear elevation, under stairs storage cupboard and glazed door leading to the rear hall way.

Rear Hallway

Doors lead off to the cloakroom and work from home office. Wall mounted radiator, courtesy door to the single garage and UPVC double glazed door to the side elevation providing access to the rear garden.

Cloakroom

Two piece white suite comprising low level flush w.c. and pedestal wash hand basin with

complementary half height tiling. Wall mounted radiator and UPVC opaque double glazed window to the side elevation.

Home Office

11' 1" x 8' 5" plus door recess (3.38m x 2.57m plus door recess)

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

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three good sized bedrooms and the family bathroom. Double airing cupboard, UPVC double glazed window to the side elevation and access to the loft space.

Master Bedroom

12' 3" x 11' 1" max (3.73m x 3.38m max)

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

Bedroom Two

12' 6" x 10' 7" into wardrobes (3.81m x 3.23m into wardrobes)

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

Bedroom Three

10' 10" x 8' 8" max (3.30m x 2.64m max)

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

Family Bathroom

Three piece white suite comprising panelled bath with shower mixer tap over. low level flush w.c and vanity wash hand basin with storage below. Heated towel rail and UPVC opaque double glazed window to the rear elevation.

Outside

Garage

17' 8" x 11' 3" (5.38m x 3.43m)

Bigger than normal single garage with electric roller door. Two UPVC opaque double glazed windows to the side elevation, base unit with sink and drainer over. Power and lighting connected and courtesy door to the rear hallway.

Front Garden

Low maintenance front garden mainly laid to paving slabs with feature central shrub. Driveway provides off road parking and leads to the single garage. Gated access to the side and leads to the rear garden.

Rear Garden

Mainly laid to lawn with extended paved patio area which is ideal for entertaining. Mature shrub borders, retaining hedging and timber fencing. Outside water tap, timber shed and outside lighting.

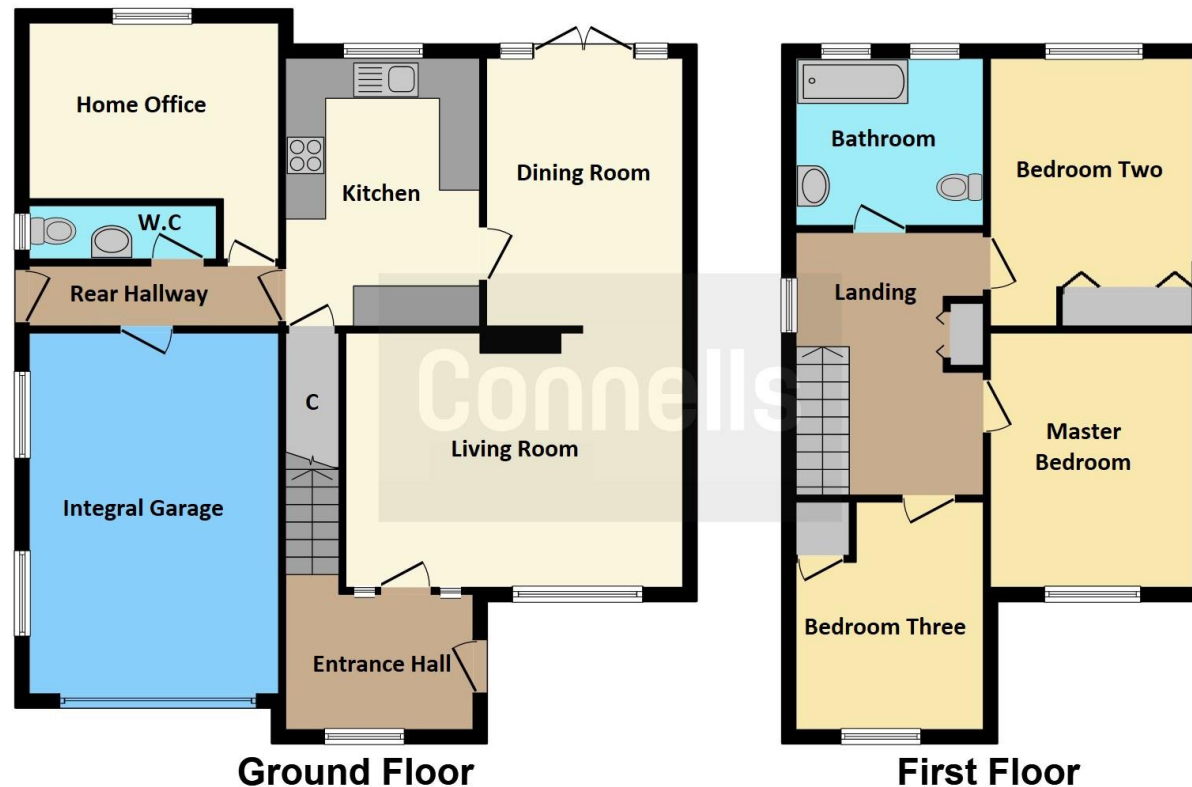
Council Tax Band

E









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: D

Tenure: Freehold

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