



Connells

Coleraine Close
Northampton

Coleraine Close Northampton NN2 8QF

for sale offers in excess of
£265,000



Property Description

Offered to the market with NO UPWARD CHAIN is this immaculately presented two bedroom bungalow, ideally located in a cul-de-sac in the popular area of Kingsthorpe.

The property in brief comprises an entrance porch with a newly fitted modern door, and further door opening to the living room which has an archway leading to the dining area. The kitchen is fully fitted with integrated white goods, there are two double bedrooms with the master bedroom benefiting from a range of fitted wardrobes, and the second bedroom having been extended provides a versatile and spacious room. The bathroom has been re-fitted with a three piece white suite and is fully tiled to walls and floor.

Outside there are lawned gardens to the front and rear and a driveway providing off road parking for several cars and leading to the oversized single garage.

Set within close proximity to bus routes and local amenities, viewing is highly advised to fully appreciate this properties immaculate condition and the space it provides.

Entrance Porch

Re-fitted door to the side elevation with a further door leading into the living room.

Living Room

14' 10" x 12' 4" into recess (4.52m x 3.76m into recess)

UPVC double glazed bay window to the front elevation, wall mounted radiator, coving to ceiling and archway leading through to the dining area.

Dining Area

9' 1" x 9' 1" max (2.77m x 2.77m max)

UPVC double glazed bay window to the front elevation, wall mounted radiator, coving to ceiling and space for four seater dining table and chairs.

Inner Hallway

Doors lead off to the living room, kitchen, two double bedrooms and bathroom.

Kitchen

7' 3" x 8' 9" (2.21m x 2.67m)

Fitted kitchen with a range of wall and base level units. Sink and drainer with swan neck mixer tap over set into work surfaces and tiled to splash back areas. Integrated appliances comprise washing machine, fridge, microwave oven, single oven and four ring gas hob with cooker hood over. UPVC double glazed window to the side elevation and re-fitted UPVC door leading out to the driveway.

Master Bedroom

12' 10" x 9' 2" (3.91m x 2.79m)

UPVC double glazed window to the rear elevation. Wall mounted radiator and fitted with a range of wardrobes and overhead cupboards.

Bedroom Two

14' 9" x 9' 4" (4.50m x 2.84m)

Extended bedroom with UPVC double glazed patio doors leading out to the rear garden, fitted shallow double wardrobe and wall mounted radiator.

Bathroom

Re-fitted three piece white suite comprising paneled bath, low level flush w.c, pedal stall wash hand basin and fully tiled to walls and floor. Wall mounted heated towel rail and UPVC opaque double glazed window to the side elevation.

Outside

Front Garden

Laid to lawn with driveway providing off road parking for several cars. Double gates open to lead onto the single garage.

Garage

Single garage with up and over door with lighting connected. Courtesy door to the rear garden.

Rear Garden

Mainly laid to lawn with shrub and flower borders. Retaining timber fencing and paved patio areas. Courtesy door to the single garage.

Agents Note

The garage roof has recently been replaced.

Council Tax Band

C







To view this property please contact Connells on

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

87 Harborough Road Kingsthorpe
NORTHAMPTON NN2 7SL

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/KTP407591



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KTP407591 - 0007