



**Connells**

Welford Road  
Northampton





## Property Description

Ideally located in a popular area in Kingsthorpe is this well presented semi-detached family home, which has been extended and is offered to the market with NO UPWARD CHAIN.

The property in brief comprises an inviting and spacious entrance hall, living room with feature bay window to the front, family room to the rear with double glazed patios leading out to the rear garden, large utility room and downstairs cloakroom.

To the first floor are three good size bedrooms, all benefiting from fitted wardrobes, and the family bathroom. The property throughout has coving to ceiling and picture rails in the hallway, two reception rooms and the bedrooms.

Outside, there is a driveway leading to the oversized garage, and providing off road parking for several cars. To the rear, there is a spacious Southerly facing rear garden benefiting from a number of storage spaces, summer house and workshop.

Set within close proximity to local schools and amenities, viewing is highly advised to fully appreciate.

## Entrance Porch

French doors open into the entrance porch with further door, with feature lead glass detailing, leading to the entrance hall.

## Entrance Hall

Inviting and spacious lead detailed window to the side elevation. Doors lead off to the living room, family room and kitchen/dining room. Stairs rise to the first floor landing, under stairs storage cupboard, further storage cupboard and wall mounted radiator.

## Living Room

13' x 12' 9" Max ( 3.96m x 3.89m Max )

Spacious bay fronted sitting room UPVC double glazed bay window to front elevation. Radiator. Picture rail. Feature stone fireplace with fitted gas fire insert.

## Family Room

15' 11" into bay x 12' 10" max ( 4.85m into bay x 3.91m max )

Double glazed patio doors to the rear elevation opening onto the rear patio area. Feature brick fireplace with gas effect fire fitted, picture rail and wall mounted radiator.

## Kitchen/Dining Room

## Kitchen Area

11' 6" x 9' 9" ( 3.51m x 2.97m )

Fitted with a range of wall and base level units. Stainless steel one and half bowl sink and drainer with mixer tap over, set into work surfaces and tiled to splash back area. Integral appliances comprise fridge, dishwasher, single oven and four ring gas hob

with extractor hood over. Fitted oven with four ring gas hob over and extractor. UPVC double glazed windows to the rear and side and rear elevations. Wall mounted radiator, open to the dining area and connecting door to the utility room.

## Dining Area

Detailed window to the side elevation. Wall mounted radiator, under stairs storage cupboard and open to the kitchen area.

## Utility Room

Sky light window. Personal door, a range of wall and base level units. Belfast sink with mixer tap over, set below a solid wood work surface and tiled to splash back areas. Wall mounted radiator, skylight, courtesy door to the single garage, connecting door to the cloakroom and multi paned glazed door to the rear elevation, leading out to the rear garden.

## Cloakroom

Low level flush w.c, dado rail and UPVC opaque double glazed window to the rear elevation.

## First Floor Landing

Spacious landing with stairs rising from the entrance hall. Doors lead off to three good size bedrooms and the family bathroom. Window to the side elevation, access to spacious boarded loft space via a pull down ladder, picture rail and coving to ceiling.

## Master Bedroom

13' plus bay x 11' 8" to wardrobes ( 3.96m plus bay x 3.56m to wardrobes )

Large double bedroom with UPVC double glazed bay window to the front elevation. Range of fitted wardrobes and fitted dressing table. Coving to ceiling, picture rail and wall mounted radiator.

## Bedroom Two

12' 11" x 12' 10" to wardrobes ( 3.94m x 3.91m to wardrobes )

Large double bedroom with UPVC double glazed bay window to the rear elevation. Range of fitted wardrobes and drawers, coving to ceiling, picture rail and wall mounted radiator.

## Bedroom Three

8' 9" x 8' ( 2.67m x 2.44m )

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

## Family Bathroom

Three piece suite comprising paneled bath with shower over, pedestal was hand basin, low level flush w.c and tiled to splash back areas. Wall mounted radiator, fitted cupboard housing the central heating boiler and UPVC opaque double glazed windows to the rear elevation.













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**EPC Rating: C**

Tenure: Freehold

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