



Connells

Leslie Road
Northampton



Property Description

Offered to the market with NO UPWARD CHAIN is this well presented three bedroom Victorian mid-terrace property.

The property in brief comprises entrance hall, living room, dining room and kitchen. From the kitchen there is access to the utility room and cloakroom. To the first floor there are three bedrooms and the family bathroom.

Benefits include UPVC double glazing throughout, radiator central heating and a rear garden and viewing is highly recommended to fully appreciate.

Entrance Hall

Entered via UPVC double glazed door to the front elevation. Wall mounted radiator, stairs rising to first floor. landing.

Living Room

12' 2" into bay x 10' 5" Excess (3.71m into bay x 3.17m Excess)

UPVC double glazed bay window to the front elevation. Wall mounted radiator and connecting door to the dining room.

Dining Room

11' 4" Maxq x 11' 2" (3.45m Maxq x 3.40m)

UPVC double glazed window to the rear elevation. Wall mounted radiator and connecting door to the kitchen.

Kitchen

11' 1" x 7' 7" (3.38m x 2.31m)

Fitted kitchen comprising of wall and base level wall units. Sink and drainer set into work surface and tiled to splash back areas. Integrated electric oven and gas four ring hob with extractor hood above. Plumbing for washing machine and upright fridge/freezer. Wall mounted radiator. and connecting door to the utility room. UPVC double glazed window to the side elevation and further door providing access to the cellar.

Utility Room

7' 7" x 5' 6" (2.31m x 1.68m)

UPVC double glazed door to the rear elevation, leading out to the garden. Plumbing for washing machine with work surface over and further space for a tumble drier. Central heating boiler and connecting door to the cloakroom.

Cloakroom

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

Cellar

10' 11" x 10' 5" (3.33m x 3.17m)

Gas and electric meters.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three bedrooms and the family bathroom.

Bedroom One

11' 1" x 9' 10" (3.38m x 3.00m)

UPVC double glazed window to the front elevation. Built-in double wardrobes and wall mounted radiator.

Bedroom Two

7' 8" x 10' 11" (2.34m x 3.33m)

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

Bedroom Three

6' 3" x 8' 4" (1.91m x 2.54m)

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

Family Bathroom

Three piece white bathroom suite comprising panelled bath with shower over, pedestal wash hand basin and low level flush w.c. Tiling to splash back areas, extractor fan, shaver point and heated towel rail.

Outside

Garden

Southerly facing walled garden.

Council Tax Band

A









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: A

Tenure: Freehold

view this property online connells.co.uk/Property/KTP407643



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: KTP407643 - 0005