



**Connells**

Campus Drive  
Northampton





## Property Description

Connells are pleased to offer to the market this WELL PRESENTED two bedroom house with the benefits of an EXTERNAL WORK FROM HOME OFFICE.

The property in brief comprises entrance hall, downstairs cloakroom, living room with connecting door to the open plan kitchen/dining room. To the first floor there are two double bedrooms and a family bathroom.

Outside there is an EXCEPTIONAL WORK FROM HOME OFFICE and lawned gardens to the front and rear. To the side of the property there is a block paved driveway providing off road parking for several cars.

Viewing of this property is highly advised to fully appreciate.

## Entrance Hall

Glazed door to the front elevation with further doors leading off to the downstairs cloakroom and living room. Wall mounted radiator and stairs rising to the first floor landing.

## Living Room

13' 3" x 9' 5" MAX ( 4.04m x 2.87m MAX )

UPVC double glazed window to the front elevation. Under Stairs storage cupboard, wall mounted radiator and connecting door leading to the kitchen / dining room.

## Kitchen / Dining Room

12' 6" x 8' 2" ( 3.81m x 2.49m )

Modern fitted kitchen with a range of wall and base level units. One and a half bowl sink and drainer with mixer tap over, set into work surfaces with complementary up stands. Integrated appliances comprise single electric oven with four ring hob and extractor hood over. Plumbing for washing machine and space for upright fridge freezer. Wall mounted radiator with radiator cover and space for dining table and chairs. UPVC double window to the rear elevation and UPVC double glazed french doors leading out to the extended paved patio area.

## First Floor Landing

Stairs rise from the entrance hall. Doors lead off to two double bedrooms and the family bathroom. Access to the loft space.

## Bedroom One

12' 10" x 8' 6" max ( 3.91m x 2.59m max )

UPVC double glazed window to the rear elevation. Wall mounted radiator and space for free standing wardrobes.

## Bedroom Two

12' 10" x 8' 6" max ( 3.91m x 2.59m max )

Two UPVC double glazed windows to the front elevation,. Wall mounted radiator and over strains storage cupboard.

## Family Bathroom

Three piece modern white suite comprising panelled bath with shower over, and glazed shower screen. Pedal stall wash hand basin, low level flush w.c and complimentary tiling to splash back areas. Wall mounted radiator, extractor fan and UPVC double glazed opaque window to the side elevation.

## Outside

### External Home Office

An ideal work from home office with UPVC double glazed windows to the side elevation and double glazed patio doors leading out to the veranda, and looking out over the rear garden. Power and lighting connected and hard wired for WIFI.

### Front Garden

Laid to lawn with pathway leading to the front door> Outside lighting and block paved driveway to the side providing off road parking. Gated access to the rear garden.

### Rear Garden

Extended paved patio area providing great space for entertaining. Mainly laid to lawn with retaining timber fencing, gated access to the side, Outside water tap and lighting and access to the external work from home office.

### Council Tax Band

B















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**EPC Rating: B**

Tenure: Freehold

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