

for sale

£290,000



Hinton Road Northampton NN2 8NU

Offered to the market is this three bedroom semi-detached house ideally located for easy access to transport routes, local schools and amenities. benefiting from an open plan kitchen/dining room, three good size bedrooms, a re-fitted family bathroom and a tandem length garage.

Hinton Road Northampton NN2 8NU

Entrance Porch

UPVC door to the front elevation with opaque double glazed window to the side. UPVC double glazed window to the side elevation, wall mounted radiator and doors leading off to the cloakroom and entrance hall.

Cloakroom

Suite comprises low level flush w.c and pedestal wash hand basin. Wall mounted radiator and opaque window to the front elevation.

Entrance Hall

Doors lead off to the living room and open plan kitchen/dining room. Under stairs cupboard, wall mounted radiator and stairs rising to the first floor landing.

Living Room

13' 9" x 12' 4" into recess (4.19m x 3.76m into recess)

UPVC double glazed window to the front elevation. Feature fireplace with coal effect gas fire fitted, wall mounted radiator, wall lights and coving to ceiling.

Kitchen/Dining Room

17' 9" x 10' 2" (5.41m x 3.10m)

Fitted kitchen with a range of wall and base level units. Stainless steel one and a half bowl sink and drainer with mixer tap over, set

into work surfaces and tiled to splash back areas. Integrated appliances comprise single oven and four ring gas hob with cooker hood over. Plumbing for washing machine and space for microwave oven and upright fridge/freezer. Wall mounted radiator, double glazed window to the rear elevation and double glazed door to the side elevation. Space for dining table and chairs and double glazed patio doors open to the conservatory.

Conservatory

UPVC conservatory set on a dwarf wall with UPVC double glazed windows to the rear and side elevations and looking out over the rear garden. UPVC double glazed French doors to the side elevation leading out to the paved patio area.

First Floor Landing

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

Master Bedroom

10' 7" into wardrobes x 11' 4" (3.23m into wardrobes x 3.45m)

UPVC double glazed window to the rear elevation .range of fitted wardrobes and wall mounted radiator.



Bedroom Two

12' 10" x 10' 1" max (3.91m x 3.07m max)

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

Bedroom Three

8' 6" x 8' (2.59m x 2.44m)

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

Family Bathroom

Re-fitted three piece white suite comprising panelled bath with shower over and glazed shower screen, low level flush w.c, vanity wash hand basin with storage below and fully tiled to walls. Wall mounted radiator and UPVC opaque double glazed window to the rear elevation.

Outside

Front Garden

Extended block paved driveway providing off road parking for several cars and leading to the tandem length garage. Gravelled area with shrubs planted and mature tree.

Rear Garden

Spacious rear garden which is mainly laid to lawn with shrub borders and retaining timber fencing. paved patio and gravelled area. courtesy door to the tandem length garage.

Tandem Garage

Tandem length garage with double doors and power and lighting connected. Courtesy door to the rear garden.

Council Tax Band

C





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Property Ref: KTP407715 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: C

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