

for sale

£375,000



The Pastures Northampton NN2 8DD

Connells are delighted to offer to the market this well presented family home, ideally located on a corner plot and set on the popular Spring Park area of Kingsthorpe. Benefiting from a work from home office and four bedrooms, viewing is highly advised to fully appreciate.

The Pastures Northampton NN2 8DD

Entrance Hall

Partly double glazed door to the side elevation and further doors leading off to the down stairs cloakroom, living room, kitchen/dining room and work from home office/family room. Wall mounted radiator and stairs rising to the first floor landing.

Cloakroom

Two piece white suite comprising low level flush w.c and vanity wash hand basin. Wall mounted radiator, tiled floor and UPVC opaque double glazed window to the side elevation.

Living Room

19' 10" x 11' 11" max (6.05m x 3.63m max)

Light and airy living room with UPVC double glazed windows to the front and side elevations. Feature fireplace with brick chimney breast, tiled hearth and gas fire set in. Wall mounted radiator and coving to ceiling.

Kitchen/ Dining Room

17' 8" x 9' 10" (5.38m x 3.00m)

Kitchen Area

Fitted with a range of wall and base level units, pan draws and under cabinet lighting. Sink and drainer with mixer tap over, set into work surfaces and tiled to splash back areas. integrated appliances comprise dishwasher, electric oven and ring gas hob

with extractor hood over. Plumbing for washing machine, tiled floor and open to the dining area.

Dining Area

UPVC double glazed window to the side elevation and UPVC double glazed French doors to the rear elevation leading out to the rear garden. Tiled floor, wall mounted radiator and space for dining table and chairs.

Home Office/ Family Room

10' 6" x 9' 7" (3.20m x 2.92m)

Work from home office with UPVC double glazed French doors to the rear elevation leading out to the rear garden. Wall mounted radiator, coving to ceiling and under stairs storage cupboard.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to four bedrooms and the family bathroom. UPVC double glazed window to the side elevation, wall mounted radiator, coving to ceiling and airing cupboard.

Master Bedroom

11' 10" max x 10' 10" (3.61m max x 3.30m)

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



Bedroom Two

10' 1" max x 8' 10" plus door recess (3.07m max x 2.69m plus door recess)

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

Bedroom Three

10' 1" max x 7' 5" (3.07m max x 2.26m)

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

Bedroom Four

9' 7" max x 7' 6" (2.92m max x 2.29m)

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

Family Bathroom

Three piece white suite comprising panelled bath with shower over and glazed shower screen, Low level flush w.c and vanity wash hand basin with storage draws below and tiled to splash back areas. Wall mounted radiator and two UPVC opaque double glazed windows to the side elevation.



Outside

Front Garden

Gravelled area with colourful and attractive shrubs set in. Paved driveway providing off road parking. Gated access to the side leads to the rear garden.

Rear Garden

Low maintenance rear garden which is largely paved. Enclosed by timber panel fencing with gated access to the side, and further gated access to the rear leading to the driveway and garage. Timber shed to hard standing, and shrub and gravelled borders and gated access to the single garage.

Single Garage

Single garage with up and over door and power and lighting connected. Courtesy door to the rear garden and driveway set to the front providing off road parking.

Council Tax Band

D





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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

87 Harborough Road Kingsthorpe
 NORTHAMPTON NN2 7SL

Property Ref: KTP407727 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: D

view this property online connells.co.uk/Property/KTP407727



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