



St. Matthews Parade, Northampton NN2 7HE

welcome to

St. Matthews Parade, Northampton

A Character Victorian four storey five bedroom townhouse situated within the popular Kingsley area of Northampton, in close proximity of all good amenities, Abington Park and Northampton Racecourse. Accommodation comprises entrance porch, through entrance hall, shower room/cloaks, lounge, dining room, study, fitted kitchen/breakfast room, converted cellar. To the first floor there are three double bedrooms, laundry room and family bathroom. To the second floor there are an additional two double bedrooms with potential for an ensuite (subject to the relevant planning regulations). Outside there are gardens to the front and rear, double garage with electric door and a loft room over with potential for a home office (subject to the relevant planning regulations).



Entrance Porch

Single glazed door and window to the front aspect, original mosaic tiled floor.

Entrance Hall

Single glazed original part stained glass door, original mosaic tiled floor, coving to ceiling, dado rail and doors to lounge, cellar, kitchen, cloakroom, shower room and door to inner hallway. Stairs rising to first floor landing.

Inner Hallway

Mosaic tiled floor and doors to dining room and study and double part glazed door to side aspect.

Cloakroom / Shower Room

Obscure double glazed window to side aspect, radiator, low level WC, wash hand basin and double shower cubicle.

Lounge

14' 8" + bay x 13' 4" max (4.47m + bay x 4.06m max)
Single glazed bay window to the front aspect, original coving to ceiling, dado rail, cast iron fireplace with surround and tiled hearth, radiator and archway leading into dining room.

Dining Room

12' x 11' 10" max (3.66m x 3.61m max)
Double glazed window to the rear aspect, radiator, dado rail, door to Inner Hallway.

Study

8' 3" x 8' 5" (2.51m x 2.57m)
Double glazed window to side aspect, coving to ceiling and tiled floor.

Kitchen / Breakfast Room

17' + bay x 11' 11" (5.18m + bay x 3.63m)
Double glazed windows to the rear aspect, double glazed French doors into garden. A fitted kitchen comprising a range of base and wall mounted storage units with work surfaces over, one and a half bowl stainless steel sink and drainer, built-in electric hob and oven with cooker hood over, space for white

goods, radiator, tiled floor and original coving to ceiling.

Converted Cellar

14' 1" x 13' 3" (4.29m x 4.04m)
Double glazed window, radiator and inset ceiling lights.

First Floor Landing

Stairs rising from the entrance hall, stairs to second floor, loft access with ladder and two velux windows, two radiators and doors to bedrooms one, two and three, bathroom and laundry room.

Bedroom One

16' 11" x 14' 8" + bay (5.16m x 4.47m + bay)
Single glazed bay window and single glazed window to front aspect, coving to ceiling, picture rail, built-in cupboard, original cast iron fireplace with surround and tiled hearth.

Bedroom Two

12' 7" x 10' 8" (3.84m x 3.25m)
Double glazed window to the rear aspect, fire surround, wash hand basin, built-in cupboard and radiator.

Laundry Room

7' 9" x 5' 6" (2.36m x 1.68m)
Single glazed sash window to the side aspect, wall mounted hot water and central heating boiler and coving to ceiling.

Bedroom Three

16' 3" + bay x 12' max (4.95m + bay x 3.66m max)
Double glazed bay window to the rear aspect, coving to ceiling, radiator, wash hand basin set within a vanity unit and picture rail.

Bathroom

Obscure double glazed window to the side aspect, bath with mixer tap and shower attachment, wash hand basin, low level WC and part tiled walls.

Second Floor

Single glazed sash windows to the rear aspect with doors to bedrooms four and five.

Bedroom Four

15' 2" x 14' 10" max (4.62m x 4.52m max)
Two single glazed sash windows to the front aspect, loft access, radiator and fitted wardrobes.

En-Suite

En-suite comprises shower cubicle, wash hand basin and pipework for macerator WC.

Bedroom Five

12' 7" x 11' 4" max (3.84m x 3.45m max)
Double glazed window to the rear aspect, radiator, fitted wardrobes, built-in cupboard, cast iron fireplace and door to en-suite.

Externally

Front Garden

The front garden is enclosed with a wall and railings, gated access, lawned garden with some mature shrubs and path leading to front door.

Rear Garden

Fully enclosed with walling, block paved patio area, lawned garden and well stocked borders with mature shrubs.

Double Garage

20' 4" x 10' 3" (6.20m x 3.12m)
Double garage with remote controlled up and over electric doors, power and light, staircase leading to a potential loft room with two velux windows.



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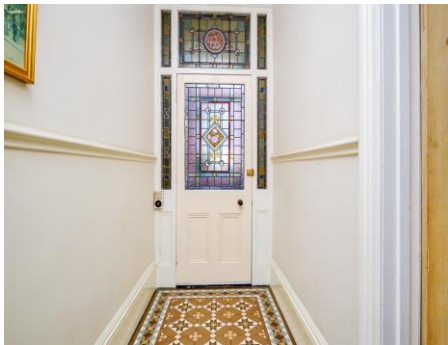
welcome to

St. Matthews Parade, Northampton

- Character Victorian Four Storey Townhouse
- Five Double Bedrooms
- Three Reception Rooms
- Converted Cellar
- Shower Room and Bathroom

Tenure: Freehold EPC Rating: D

£510,000



Please note the marker reflects the postcode not the actual property

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