



**Aintree Road, Northampton NN3 6EA**

**welcome to**

**Aintree Road, Northampton**

This beautifully presented and extended, three bedroom family home is located in the popular Parklands area of the town ideally situated for Parklands Primary School, Thomas Becket Catholic School, Northampton School for Girls and Bradlaugh Fields.



### **Entrance Hall**

Entered via double glazed door to the side aspect, double glazed window to the side aspect, stairs rising to first floor landing and doors to:

### **Cloakroom**

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

### **Lounge**

15' 4" x 10' 11" ( 4.67m x 3.33m )

Double glazed window to the front aspect and radiator.

### **Dining Area**

8' 4" x 8' 3" ( 2.54m x 2.51m )

Double glazed window to the rear aspect and radiator.

### **Kitchen**

15' 5" x 11' 9" ( 4.70m x 3.58m )

Fitted kitchen comprising wall and base units with work surfaces over, sink and drainer unit with mixer tap over, eye level double oven, gas hob, space for fridge/ freezer, plumbing for washing machine, space for tumble dryer and double glazed window to the rear aspect.

### **First Floor Landing**

Stairs rising from entrance hall and doors to:

### **Bedroom One**

15' 8" into wardrobe x 11' 11" ( 4.78m into wardrobe x 3.63m )

Two double glazed windows to the front aspect, fitted wardrobe and drawers.

### **Bedroom Two**

11' 3" x 6' 11" ( 3.43m x 2.11m )

Double glazed window to the rear aspect, radiator and fitted cupboard.

### **Bedroom Three**

11' 1" max x 8' 7" ( 3.38m max x 2.62m )

Double glazed window to the rear aspect, radiator, built in wardrobe, fitted cupboard and drawers.

### **Bathroom**

Suite comprising bath with shower attachment over and mixer tap over, vanity wash hand basin, low level WC, fully tiled and double glazed obscure window to the rear aspect.

### **Externally**

#### **Front**

Frontage is mainly laid to lawn with flower beds and driveway leading up the side.

#### **Rear Garden**

Mainly laid to lawn with paved patio area for seating and fully enclosed with timber fencing and brick walling.

#### **Single Garage**

Up and over door.



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## Aintree Road, Northampton

- Detached
- Three Bedrooms
- Driveway and Garage
- Extended
- Gas Central Heating

Tenure: Freehold EPC Rating: D

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KIN108522 - 0004

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