



**Grange Road, Northampton NN3 2AX**

**welcome to**

**Grange Road, Northampton**

William H Brown have the pleasure of offering to the market this extended, three-bedroom, end of terrace property to the market. This beautiful property has been greatly renovated by the current owners and is offered with no onward chain.



### **Entrance Porch**

Entered via double glazed door to the front aspect, stairs rising to first floor landing, radiator, door to cloakroom and door to lounge.

### **Cloakroom**

Suite comprising low level WC and wash hand basin with mixer tap over.

### **Lounge**

17' 3" max x 10' 8" ( 5.26m max x 3.25m )

Double glazed window to the front aspect with fitted blinds, under stairs storage, radiator, spotlights ceiling and open to dining room.

### **Dining Room**

8' 8" x 11' 4" ( 2.64m x 3.45m )

Spotlights to ceiling, radiator, door to kitchen and door to office.

### **Office**

7' 9" x 8' 7" ( 2.36m x 2.62m )

Double glazed door to rear aspect, fitted floor to ceiling cupboard, radiator, spotlights to ceiling, door to downstairs shower room and double glazed door to the rear aspect leading to rear garden.

### **Shower Room**

Suite comprising shower cubicle with rainfall shower head over, vanity wash hand basin, low level WC and double glazed obscure window to the rear aspect.

### **Kitchen**

18' 4" x 8' 6" ( 5.59m x 2.59m )

Fitted kitchen comprising wall and base units with worksurfaces over, stainless steel sink and drainer unit with mixer tap over, integrated electric oven, five ring gas hob with cooker hood over, integrated microwave, integrated dishwasher, space for fridge freezer, breakfast bar area, plumbing for washing machine, spotlights to ceiling, door to cupboard housing wall mounted combi boiler, double glazed window to the rear aspect and double glazed door to the rear aspect leading to rear garden.

### **First Floor Landing**

Stairs rising from entrance porch, radiator, access to loft space and doors to:

### **Bedroom One**

12' 7" x 9' 5" ( 3.84m x 2.87m )

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

### **Bedroom Two**

9' 3" x 10' 3" ( 2.82m x 3.12m )

Double glazed window to the front aspect, fitted wardrobes and radiator.

### **Bedroom Three**

9' 4" x 6' 8" ( 2.84m x 2.03m )

Double glazed window to rear aspect and radiator.

### **Bathroom**

Suite comprising bath with shower over, wash hand basin, low level WC, fully tiled, space for tumble dryer and double glazed obscure window.

### **Externally**

#### **Front**

Block paved open frontage providing off road parking.

#### **Rear Garden**

Mainly laid to lawn with patio area for seating, shed, fully enclosed with brick walling and timber fencing and double gated access to the rear aspect.



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## Grange Road, Northampton

- End of terrace
- Extended
- Large living room/diner
- Re-fitted kitchen
- Downstairs shower room and w/c

Tenure: Freehold EPC Rating: C

# £270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KIN108624 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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