



**Fairway, Northampton NN2 7JX**



**welcome to**

## **Fairway, Northampton**

Situated in a popular area of town granting good access to local schools and shops whilst also less than 3 miles from Northampton Town Centre and Train Station. Viewing is a must!



### Entrance Hall

Entered via double glazed door to the front aspect, double glazed window to the rear aspect, radiator and doors leading to:

### Lounge

24' 4" x 11' 3" ( 7.42m x 3.43m )

Double glazed Bay window to the front aspect, electric fire with surround, two radiators and double glazed French doors to the rear aspect.

### Kitchen

9' 8" x 7' 2" ( 2.95m x 2.18m )

Fitted kitchen comprising wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, electric oven with gas hob and cook hood over, double glazed window to the rear aspect and double glazed door to the rear aspect leading to conservatory.

### Utility Room

Plumbing for washing machine.

### Conservatory

9' 2" x 8' 8" ( 2.79m x 2.64m )

Double glazed windows to the side aspect, radiator, tiled flooring and double glazed Patio doors to the rear aspect leading to rear garden.

### First Floor Landing

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

### Bedroom One

15' 9" x 9' 3" ( 4.80m x 2.82m )

Double glazed Bay window to the front aspect, built in wardrobe, door to airing cupboard and radiator.

### Bedroom Two

10' 4" x 10' 3" ( 3.15m x 3.12m )

Double glazed window to the rear aspect and radiator.

### Bedroom Three

10' 7" x 6' 4" ( 3.23m x 1.93m )

Double glazed window to the front aspect and radiator.

### Bathroom

Suite comprising 'P' shape bath with shower over, wash hand basin, low level WC, fully tiled and obscure double glazed window to the rear aspect.

### Externally

#### Front

Step down to front garden mainly laid with paved patio, step to front door and fully enclosed with brick walling and fencing.

#### Rear Garden

Raised decked area for seating with steps down to a patio area and further steps to a large area mainly laid to lawn, outside tap, garden shed and fully enclosed with timber fencing.

#### Garage

20' 2" x 8' 5" ( 6.15m x 2.57m )

Up and over door, power and light connected and side door to rear garden.



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## **Fairway, Northampton**

- Three Bedrooms
- Popular Location
- Conservatory
- Large Rear Garden
- Garage and Parking

Tenure: Freehold EPC Rating: D

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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