

# Lea Road, Northampton NN1 4PE



## welcome to

## Lea Road, Northampton

A well presented, two bedroom home located in the popular Abington are of town offering access to most local amenities such as well regarded schools and shops.

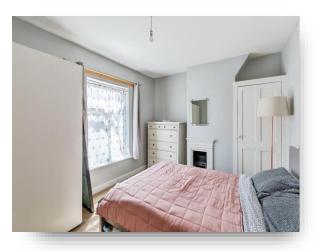












#### **Entrance Hall**

Entered via double glazed door to the front aspect, stairs rising to the first floor landing and door leading to:

#### Cloakroom

Suite comprising wash hand basin and low level WC and double glazed window to the side aspect.

#### Lounge Area

10' 9" x 10' 1" (  $3.28m\ x\ 3.07m$  ) Double glazed window to the front aspect, feature fireplace and radiator.

#### **Dining Area**

10' 10" x 10' 1" ( 3.30m x 3.07m ) Double glazed window to the rear aspect and radiator.

#### Kitchen

#### 11' 7" x 7' 8" ( 3.53m x 2.34m )

Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, gas oven and gas hob with cooker hood over, door to cupboard housing boiler, door to cellar, spotlights to ceiling and double glazed window to the side aspect.

#### **Utility Room**

Double glazed window to the rear aspect, plumbing for washing machine and double glazed door to the rear aspect leading to rear garden.

### **First Floor Landing**

Stairs rising from entrance hall, door to storage cupboard, access to loft space and doors leading too:

#### **Bedroom One**

14'  $\times$  10' 1" ( 4.27m  $\times$  3.07m ) Double glazed window to the rear aspect, built in cupboard, feature fireplace and radiator.

#### Bedroom Two

10' 10" x 8' 8" (  $3.30m\ x\ 2.64m$  ) Double glazed window to the rear aspect, feature fireplace and radiator.

#### Bathroom

Four piece suite comprising shower cubicle, bath with mixer tap over and additional shower head, wash hand basin, low level WC, extractor fan, radiator and double glazed obscure window to the rear aspect.

#### Externally

#### **Rear Garden**

Mainly laid to lawn with paved patio area for seating at the rear aspect and fully enclosed with timber fencing.





### welcome to

## Lea Road, Northampton

- No Chain
- Two Bedrooms
- Well Presented Throughout
- Guest Cloakroom
- Four Piece Bathroom

Tenure: Freehold EPC Rating: C Council Tax Band: B

# £215,000





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Property Ref: KIN109157 - 0002 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the

postcode not the actual property

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Map data @2025



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