

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.

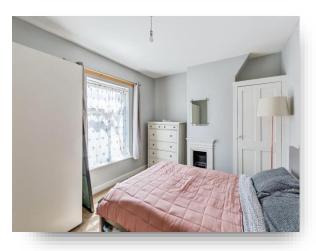












Entrance Hall

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.





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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.

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.

william h brown



01604 719461

rurner St

Coogle



NorthamptonNorth@williamhbrown.co.uk



74 Kingsley Park Terrace, Kingsley, NORTHAMPTON, Northamptonshire, NN2 7HH

Please note the marker reflects the

postcode not the actual property

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Map data @2025



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