



**Howards Way, Northampton NN3 6RL**

**welcome to**

## **Howards Way, Northampton**

A well presented semi detached three bedroom property situated within this popular residential area close to Moulton and in close proximity of all good road links. Accommodation briefly comprises entrance hall, cloakroom, lounge, fitted kitchen/diner, study, three bedrooms, ensuite to master and family bathroom. Outside there is a garden to the rear and a driveway providing off road parking leading to a single garage.



### **Entrance Hall**

Obscure double glazed door to the front aspect, understairs cupboard, radiator and alarm.

### **Cloakroom**

Cloakroom briefly comprises WC, wash hand basin, radiator and isolator.

### **Study**

11' max x 6' ( 3.35m max x 1.83m )

Double glazed window to the front aspect, radiator and carpeted.

### **Lounge**

13' 5" x 11' 7" ( 4.09m x 3.53m )

Double glazed window to the front aspect, double glazed doors to the rear aspect, feature fireplace with gas fire inset, radiator, TV point, two light fittings and carpeted.

### **Kitchen / Diner**

13' 5" x 12' 1" ( 4.09m x 3.68m )

A fitted kitchen comprising a range of wall and base mounted storage units with wooden work surfaces over, one and a half bowl sink and drainer, tiling to splashbacks, gas hob with cooker hood over, electric oven, plumbing and space for dishwasher and washing machine, space for white goods, tiled floor, radiator, two light fittings, double glazed window to front aspect and double glazed doors leading to the rear garden.

### **First Floor Landing**

Stairs rising from entrance hall, double glazed windows to the front and rear aspects, airing cupboard with hot water tank.

### **Bedroom One**

11' 10" max x 11' max ( 3.61m max x 3.35m max )

Double glazed window to the front aspect, built-in double wardrobe, door to en-suite, telephone socket, radiator and carpeted.

### **En-Suite**

The en-suite briefly comprises shower cubicle, wash hand basin, WC, towel rail, radiator and spotlights.

### **Bedroom Two**

13' x 9' ( 3.96m x 2.74m )

Double glazed window to the front aspect, carpeted and radiator.

### **Bedroom Three**

10' x 6' ( 3.05m x 1.83m )

Double glazed window to front aspect, radiator and carpeted.

### **Bathroom**

A fitted bathroom comprising bath with shower attachment over, wash hand basin, WC, tiling to splashbacks, spotlights, obscure double glazed window to front aspect.

### **Externally**

#### **Frontage**

Wrought iron railings and gravelled frontage leading to front door and garage to the side.

#### **Rear Garden**

Fence enclosed, paved patio areas, laid to lawn with well maintained borders with shrubs and trees, double glazed personnel door leading into the garage,

#### **Garage**

17' x 8' ( 5.18m x 2.44m )

Tarmac driveway with off road parking for one vehicle leading to brick built garage, up and over door, power and light, double glazed personnel door leading into the rear garden.



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## Howards Way, Northampton

- Well Presented Semi Detached Property
- Popular Location
- Three Bedrooms with Ensuite to Master
- Lounge & Kitchen/Diner
- Driveway & Garage

Tenure: Freehold EPC Rating: C

**£275,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KIN106861 - 0005

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**01604 719461**



[NorthamptonNorth@williamhbrown.co.uk](mailto:NorthamptonNorth@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)