

## Sears House, 99 Adnitt Road, Northampton Northamptonshire NN1 4LF



**£160,000**

Located in the heart of Abington and just moments from the shops, cafés and amenities of Wellingborough Road, this stylish first floor two bedroom warehouse conversion offers bright, spacious living with a modern finish throughout. The large living room benefits from light from multiple tall windows, while the contemporary kitchen features solid wood worktops, metro tiling, electric hob and oven, dishwasher and a freestanding fridge/freezer. The attractive bathroom includes a white suite with shower over the bath, a countertop basin with industrial style fittings and a chrome heated towel rail.

The master bedroom is a generous double with a striking slatted feature wall, complemented by a versatile second bedroom ideal as a study, guest room or dressing space. With electric heating, one allocated parking space and offered to the market chain free, this well presented home is perfect for first time buyers, professionals or investors seeking a unique property in a highly convenient Abington location.

## Hallway

Entry phone, storage cupboard housing water tank and doors to living room, bedrooms and bathroom.

## Living Room

16'4" x 13'1" (5 x 4)

This bright and generously sized living room enjoys excellent natural light from a full wall of large windows. The space features wooden flooring, warm neutral décor, and ample room for both comfortable seating and dining. Door into the Kitchen.

## Kitchen

8'5" x 5'9" (2.585 x 1.755)

Modern shaker style units in a soft sage green, complemented by warm wooden worktops and classic white metro tiled splashbacks. It features a stainless-steel oven with matching extractor, an inset sink with vintage-style taps, and open shelving that adds both character and practical storage. There is also a sizable window.

## Bedroom One

14'6" x 9'5" (4.434 x 2.890)

A spacious double bedroom featuring a modern slatted feature wall, neutral décor. two Large windows and a mirrored wardrobe.

## Bedroom Two

10'4" x 6'10" (3.164 x 2.1)

Window and wooden flooring.

## Bathroom

A modern bathroom featuring a white suite with a bath and overhead shower, contemporary subway tiling, a heated towel rail and a stylish vanity area. The room also benefits from a large window for natural light and an integrated washer dryer for added convenience.

## Communal Car Park

Allocated space for one car.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	50		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	