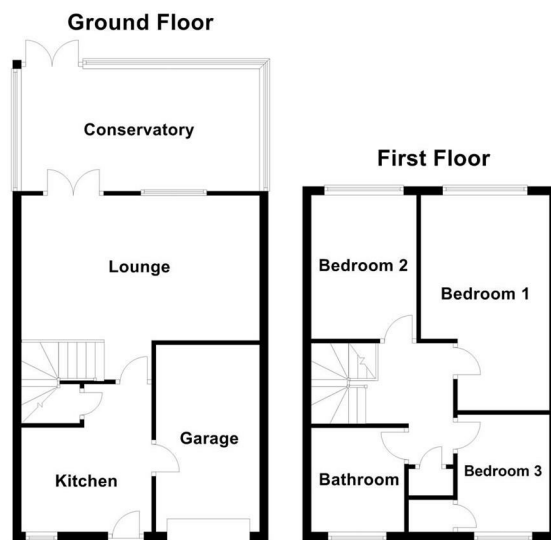


# 69A Lowlands Close, Rectory Farm, Northampton, NN3 5EX

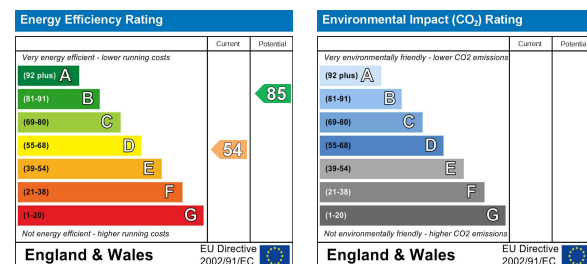


Not to scale. For illustrative purposes only

## £199,950 Freehold

A modern three bedroomed semi-detached property with a garage situated at the end of a quiet cul-de-sac in the popular residential area of Rectory Farm. The accommodation comprises; entrance, kitchen, lounge/diner and conservatory. To the first floor are three bedrooms and a bathroom. Outside is a large front garden and concrete driveway giving off road parking for several vehicles and leading to the integral garage. The over grown rear garden is mainly laid to lawn and patio. The property is in need of complete redecoration and refurbishment.

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## ACCOMMODATION

### ENTRANCE

There is a storm porch. Enter via double glazed front door leading into the kitchen.

### KITCHEN

10'5 x 9'6

A range of base and eye level units, roll top work surfaces, single sink and drainer. There is plumbing for washing machine and space for cooker and fridge/freezer. Under stairs storage cupboard and uPVC double glazed window to front. Door to:-

### LOUNGE / DINER

17'6 x 14'2

Stairs to first floor, electric wall mounted radiator and gas wall mounted fire, uPVC double glazed window to rear.

Door to:-

### CONSERVATORY

14'4 x 9'3

Brick based uPVC double glazed conservatory with door to garden.

## FIRST FLOOR

### LANDING

Comprises; airing cupboard with a hot water tank and doors to:

### BEDROOM ONE

14'6 x 9'8

Double glazed window to rear.

### BEDROOM TWO

10'3 x 7'7

Double glazed window to front.

### BEDROOM THREE

11'5 x 7'8

Doubled glazed window to rear.

### BATHROOM

7'5 x 6'9

Comprises; WC, wash hand basin and shower cubicle with glass and centre opening doors. Shower, tile splashbacks and uPVC double glazed window with obscure glass to front.

## OUTSIDE

## FRONT GARDEN

Large front garden with concrete driveway giving off road parking for several vehicles and leading to the garage. The integral garage has metal up and over door.

## REAR GARDEN

The overgrown rear garden is mainly laid to lawn and patio with bushes and trees. Enclosed by wood panel fencing. The rear garden enjoys a sunny aspect and privacy.



## LOCAL AMENITIES

### SERVICES

Gas, water and electrics connected.

### COUNCIL TAX

Tax Band B.

### DOIMB15052024/9860

## HOW TO GET THERE

From Northampton town centre proceed in an Easterly direction along the Wellingborough Road passing Abington Park and Weston Favell shopping centre. Upon reaching the Great Billing roundabout turn left on to Great Billing Way and take the second turning right into Rectory Farm Road then take the first turning on the right into Lowlands Close. Proceed towards the end of the cul-de-sac and turn left into a little cul-de-sac off of Lowlands Close where the property can be found tucked away in the corner.

For further information on viewing call 01604 230222