

9 Westleigh Office Park, Northampton, NN3 6BW  
T: 01604 230222 F: 01604 232627  
www.richardgreener.co.uk

GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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70 Abington Park Crescent, Northampton, NN3 3AL

# 70 Abington Park Crescent, Northampton, NN3 3AL

A magnificent and imposing seven bedroom semi detached family home situated on a large elevated corner plot measuring approximately 0.35 of an acre in one of the towns most prestigious locations. The property was constructed in 1922 by a well regarded local builder S & C Cosford and retains much of its original character features of the original house. The accommodation comprises entrance porch, reception hall, living room with inglenook fireplace, dining room, kitchen, pantry, rear lobby and utility room. To the first floor four bedrooms and a family bathroom and a further three bedrooms and shower room to the second floor. Outside there is a gravelled driveway giving off road parking for several vehicles and leading to the double garage. The lovely well stocked garden is mainly laid to lawn and enjoys a sunny aspect and a high degree of privacy.

## Price £900,000 Freehold

### ACCOMMODATION

#### GROUND FLOOR

#### PORCH

8'9 x 5'6

Enter the property through the original hardwood front door, there are three original leaded stained glass windows to the side, porthole window, original marble tiled flooring, original double doors opening onto the Grand reception hall:

#### RECEPTION HALL

20'4 x 18'9

This Grand reception hall to the original house has marble tiled flooring, large wooden stairs to first floor, wood panelling, original glass fronted storage cupboards and shoe cupboard in second hallway, two old school style radiators, coving, doors to:



#### CLOAKROOM

10'8 x 4'9

Wash hand basin in vanity unit with storage below, wooden worktops, tiled splashbacks, sash window with obscure glass, storage cupboard housing the gas wall mounted boiler, door to separate WC with sash window to rear.

#### LIVING ROOM

19'3 x 18'2

The Impressive Inglenook fireplace has an open fire with tiled hearth and surround and wooden mantle, wood panelling, storage cupboard, porthole window to side, three large sash bay windows over looking the garden with window seats, original stripped floorboards, old school style radiator:

#### DINING ROOM

14'5 x 12'5

Original open fireplace with tiled hearth and surround with wooden mantle, large bandstand style sash windows over looking the garden, door to garden, old school style radiators, stripped floorboards:



#### KITCHEN

13'6 x 11'6

Fitted with a range of base and eye level wooden units, wooden worktops, tiled splashbacks, original copper sink and drainer with mixer tap, shelving, Belling four oven with seven gas ring hob in recess, dishwasher, space for fridge/freezer, quarry tiled flooring, window to rear, large walk in pantry with shelving:



#### REAR LOBBY

18'6 x 15'0

Stone flooring, access door driveway, door to kitchen garden, doors to:

#### UTILITY ROOM

8'9 x 6'1

Butler sink, plumbing for washing machine, space for dryer, door to garden, uPVC double glazed window to the side:

#### SHED

9'1 x 6'9

Power and lighting currently used to house the garden tools:



#### FIRST FLOOR

#### LANDING

20'4 x 12'7

A large original leaded stained glass window to the rear, stripped floorboards, spiral staircase to the second floor landing, storage cupboards and airing cupboard housing the hot water tank, wall lights, old school style radiators, doors to:



#### BEDROOM ONE

14'6 x 14'4

Fitted with a range of built in wardrobes and draws, sash window overlooking the garden, door to the undercover balcony, old school style radiator:



#### BEDROOM TWO

14'5 x 12'2

Large bandstand style window over looking the garden, old school style radiator:



#### BEDROOM THREE

14'3 x 12'5

Built in mirrored wardrobes, wash hand basin in vanity unit with storage below, stripped floorboards, old school style radiator, window to the rear:

#### BEDROOM FOUR

9'0 x 8'3

Stripped floorboards, three windows to side:



#### BATHROOM

11'5 x 5'1

Re-fitted suite comprising WC, wash hand basin in vanity unit with storage below, tiled panelled bath with shower attachment, tiled splashbacks, chrome towel radiator, window to rear with obscure glass:



#### SECOND FLOOR

#### LANDING

13'3 x 10'5

Door to inner hallway, Velux roof window, exposed beam, stripped floorboards, loft access, doors to:

#### BEDROOM FIVE

11'6 x 10'1

Two Velux roof window, four diamond shaped window to the rear, built in wardrobe, exposed beams, exposed brick walling, radiator:

#### BEDROOM SIX

16'4 x 6'7

Large Velux roof window, radiator:

#### BEDROOM SEVEN

10'6 x 9'8

Velux roof window, wash hand in vanity unit with storage below, built in storage cupboard, radiator:



#### SHOWER ROOM

7'7 x 6'8

Comprises WC, wash hand basin, corner shower cubicle with glass centre opening doors and Mira shower, tiled splash backs, extractor:

#### OUTSIDE

The property stands on a elevated plot situated on the corner of Abington Park Crescent hidden and surrounded by mature trees. The private in and out driveway is accessed from the Wellingborough Road through two centre opening wooden gates and brick pillars and walling, the gravel driveway gives off road parking for several vehicles and leads to the larger than normal double garage, the pathway that leads to the front door:



#### GARDENS

The beautiful and well stocked gardens are mainly laid to lawn to the front and side of the property with large stone patio area. The large garden is mainly laid to lawn with many mature flowers and shrubs, bushes and trees giving privacy. Enclosed by wood panel fencing and brick walling. There is a gate and pathway to the front leading to the entrance. The garden enjoys a sunny aspect and high degree of privacy. The plot measures approximately 0.35 of an acre.



#### KITCHEN GARDEN

To the rear of the property accessed from the rear lobby is a kitchen garden, mainly laid to patio and stone chippings, there is a BBQ area, enclosed by wood panel fencing.

#### DOUBLE GARAGE

20'2 x 14'9'3

This larger than normal double garage has two metal roller doors, vaulted ceiling, window to the side, car pit, power and lighting, access door to rear lobby, currently used as a gym.

#### SERVICES

Mains drainage, gas, water and electricity are connected.

#### COUNCIL TAX

West Northants Council - Band F

Approximate Gross Internal Area  
Ground Floor (Including Garage / Shed) = 176.8 sq m / 1,903 sq ft  
First Floor = 98.2 sq m / 1,057 sq ft  
Second Floor (Excluding Eaves) = 55.5 sq m / 597 sq ft  
Total = 330.5 sq m / 3,557 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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