



COUNCIL TAX

West Northamptonshire Council - Band A

LOCAL AMINITIES

Within Dallington there is a Recreation Ground with tennis courts and the Dallington Lawn Tennis Club. There are a number of convenience stores including a Post Office and the Sainsbury Superstore on the Weedon Road at the junction with Upton Way. Local schools include Kings Heath Primary School with secondary schooling at The Duston School. There are bus services to Northampton town centre. References to schools should not be taken to mean that the property concerned is within the school catchment nor that the schools mentioned have places available.

HOW TO GET THERE

From Northampton town centre proceed in a westerly direction along the A4500 towards St James. Proceed past the Northampton Train station and continue through the traffic lights turning right onto the A428 heading towards Dallington. Upon approaching the roundabout take the third exit towards Kingsthorpe. Proceed past Dallington Gym taking the second left onto Woodside Way and then the second right onto Woodside Walk. Proceed to the end and turn left onto West Oval where the property can be found immediately on the left-hand side.

AGENTS NOTE

Under the Estate Agents Act 1979, we hereby notify you that the vendor is an employee or relative of an employee for the selling agents Richard Greener Estate Agents.

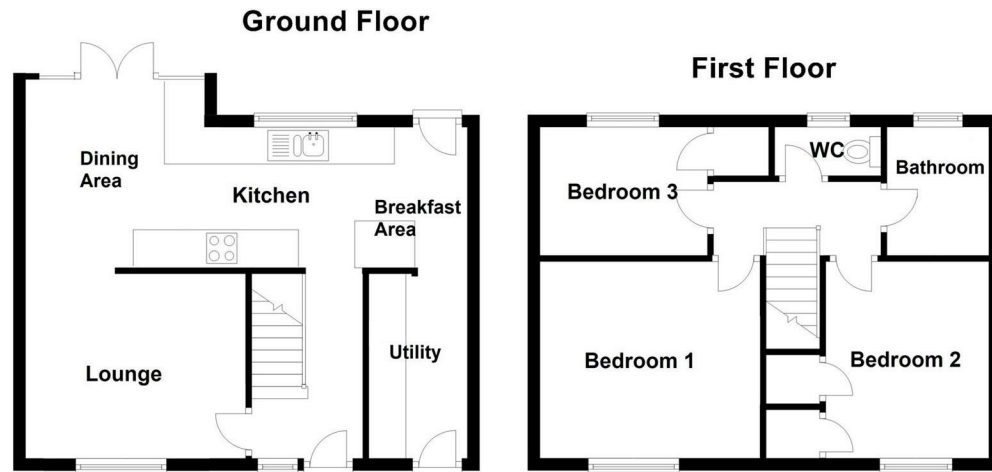
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29 West Oval, Northampton, NN5 7JL



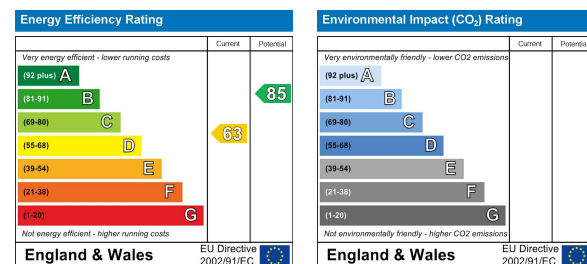
£250,000 Freehold

A beautifully remodelled and refurbished three-bedroom end-of-terrace property located in Kings Heath, conveniently close to Northampton Town Centre. The current owners have undertaken an extensive renovation, redesigning the ground floor to create spacious open-plan reception areas and enhancing the property's exterior with new cladding and windows. The result is a stunning open-plan kitchen, dining, and breakfast area featuring brand-new appliances, countertops, flooring, internal doors, and fresh décor throughout. The property offers well-appointed accommodation including an entrance hall, lounge, dining area, kitchen/breakfast room, and a utility room on the ground floor. The first floor comprises three bedrooms, a bathroom, and an additional separate WC. Outside, the rear garden enjoys a sunny west-facing aspect, perfect for outdoor relaxation.



Not to scale. For illustrative purposes only

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

10'03 x 5'11

Entered via a replacement composite front door, there is a refitted tiled floor with stairs rising to the first floor with replacement oak balustrade and wood panelling. There is a door to:-

LOUNGE

12'02 x 10'01

A three-casement Upvc window to the front elevation, this room has been completely refurbished with new radiator and tiled floor continuing from the hallway. There are TV points connected and an arch leading to:-



KITCHEN/DINER

A wonderful open-plan family area that the current owners have remodelled. There are a range of windows and doors leading to the rear garden.



KITCHEN AREA

15'00 x 7'01

There are a range of floor and wall-mounted cabinets with oak worktops and upstands, tiled splashback and integrated ceramic sink and drainers. There is a x5 gas hob with extractor above, double Neff ovens and integrated dishwasher. There is space for an American style fridge/freezer and spot lights over, this area opens up to:-



DINING AREA

9'10 x 9'10

With floor-to-ceiling windows and patio doors to the rear garden, this area also open to the Lounge.



BREAKFAST AREA

9'02 x 2'10

Fitted with TV points there is a white Quartz breakfast bar with storage below and access through to:-

UTILITY

7'05 x 5'09

A continued theme from the kitchen with matt blue wall and floor-mounted cabinets and oak worktops. There is plumbing for the washing machine and tumble dryer and a door to the front elevation.

FIRST FLOOR

LANDING

Access to a airing cupboard and doors to:-

BEDROOM ONE

12'04 x 10'04

Space for a king-sized bed with integrated wardrobes, there are windows to the front elevation and carpet fitted.



BEDROOM TWO

11'11 x 9'03

Space for a double bed with integrated wardrobes and x2 windows to the front elevation.



BEDROOM THREE

9'02 x 7'04

Space for a double with carpet fitted and window overlooking the rear garden.



BATHROOM

5'07 x 5'07

Suite comprising bath with power shower over and hand wash basin. There is a window to the rear elevation.

WC

5'02 x 2'06

A window to the rear elevation and WC fitted.

OUTSIDE

REAR GARDEN

A lovely sunny rear garden mainly laid to lawn with a patio to the rear of the property.



SERVICES

Main water, gas and electricity are connected.

For further information on viewing call 01604 230222