

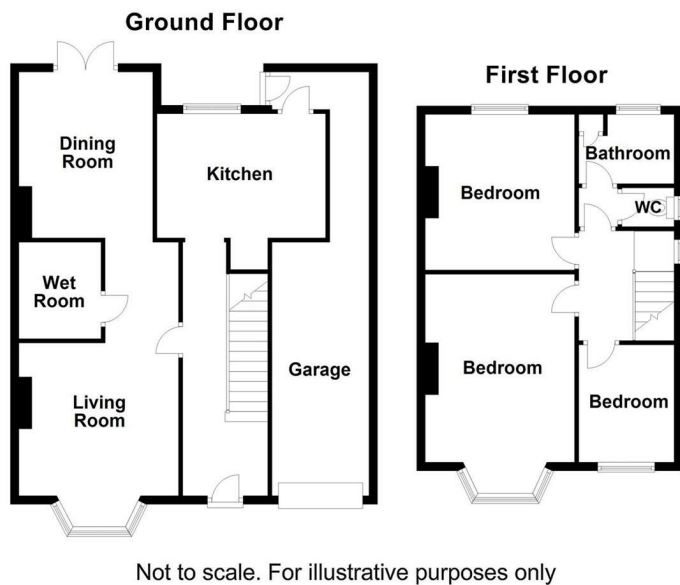


Complex is situated approximately one mile from the property. Northampton's Castle Station provides a mainline service to London Euston and is situated within a mile. The property is situated within walking distance of the new University of Northampton campus.

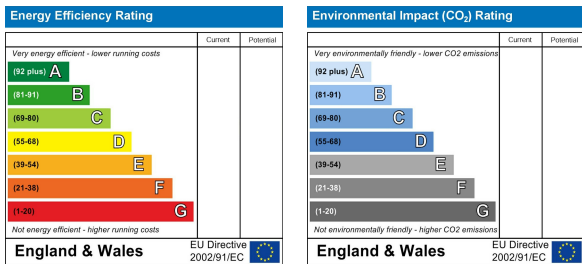
HOW TO GET THERE

From Northampton town centre proceed in a southerly direction over Southbridge onto the A508 London Road signposted towards the M1. At the traffic light junction with St Leonards Road continue straight on into London Road and up the hill to the Queen Eleanors Cross where there is a right hand turning into Park Field Avenue. Take the next left into Winchester Road and follow this road around to the right where the property can be found on the left hand side.

DOIMB08042025/0047



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35 Winchester Road, Delapre, Northampton, NN4 8AZ



Asking Price £250,000 Freehold

A mature and extended double bay fronted semi detached property situated on a quiet road in the popular residential area of Delapre. The accommodation comprises entrance porch, entrance hall, lounge, dining room, kitchen and wet room and to the first floor there are three bedrooms and a family bathroom with separate WC. Outside there is a front garden and driveway giving off road parking and leading to the single garage. The rear garden is mainly laid to lawn and enjoys a sunny aspect and a high degree of privacy. The property is being sold with vacant possession and no upper chain.





# 35 Winchester Road, Delapre, Northampton, NN4 8AZ

## ACCOMMODATION

### ENTRANCE PORCH

Enter via a UPVC double glazed front door with obscure glass and windows to the side. Door to:-

### ENTRANCE HALL

13'0 x 6'5

Stairs rise to the first floor, double radiator, storage cupboard and double doors to:-

### LOUNGE

14'1 x 12'4

UPVC double glazed bay window to the front, double radiator, gas fire with stone hearth and surround and an archway to:-



### DINING ROOM

12'9 x 10'9

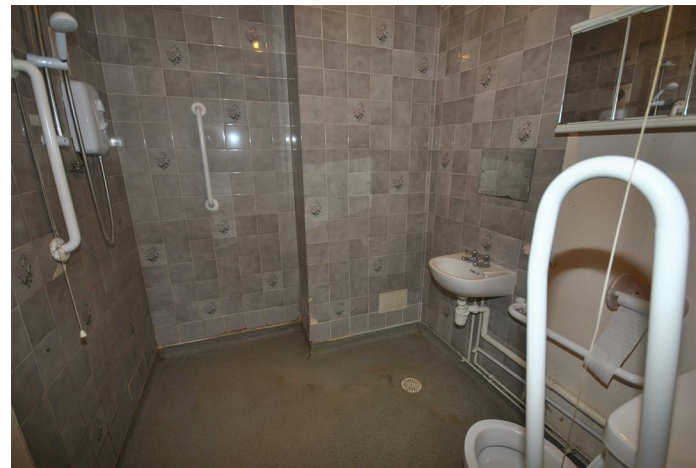
UPVC double glazed French doors to the rear garden, UPVC double glazed window to the side and radiator.



### WETROOM

7'5 x 6'4

Suite comprising WC, wash hand basin, shower and soak away floor, half tiled, extractor and electric wall mounted heater.



### KITCHEN

13'0 x 9'7

Fitted with a range of base and eye level units, roll top work surfaces, single sink and drainer with chrome mixer tap, tiled splashbacks, hob, extractor, oven and grill, plumbing for washing machine, breakfast bar, pantry and UPVC double glazed window and door to the rear.



### FIRST FLOOR

### LANDING

Loft access and doors leading to:-

### BEDROOM ONE

14'5 x 11'6

Double glazed bay window to the front, built in quadruple mirrored wardrobes and radiator.



### BEDROOM TWO

11'9 x 11'6

UPVC double glazed window to the rear and radiator.



### BEDROOM THREE

9'3 x 7'4

Double glazed window to the front and radiator.

### SEPARATE WC

WC, double glazed window with obscure glass to side.

### BATHROOM

7'4 x 5'4

Suite comprising wash hand basin, panel bath with shower

and glass screen, fully tiled, radiator, extractor, cupboard housing the gas wall mounted boiler and a UPVC double glazed window with obscure glass to the rear.

### OUTSIDE

### FRONT GARDEN

The front garden is mainly laid to lawn with mature bushes and a driveway giving off road parking and leading to the garage.

### GARAGE

Wooden centre opening doors, power and lighting and an access door to the rear.

### REAR GARDEN

The rear garden is mainly laid to lawn and patio with flower and shrub borders, mature bushes and trees and enclosed by wood panel fencing with a rear pedestrian gate. The rear garden faces in a southerly direction and enjoys a sunny aspect and privacy.



### SERVICES

Main drainage, gas, water and electricity are connected.

### COUNCIL TAX

West Northants Council - Band C

### LOCAL AMENITIES

There are a variety of shops available on St. Leonards Road and the Asda Supermarket Local schools include Delapre Primary School in Rothersthorpe Road and secondary schooling at Abbeyfield School. There are bus services to Northampton town centre and the Delapre Golf

For further information on viewing call 01604 230222