



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



215 Abington Avenue, Northampton, NN1 4PU



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A substantial and characterful three-bedroom family residence, ideally located in the heart of Northampton Town Centre, just a short distance from the popular Abington Park. This distinguished home has remained within the same family for over 80 years and is now presented to the market for the very first time. Spanning approximately 1,700 sq ft, the property offers generous and versatile accommodation, featuring multiple reception rooms and significant scope for extension and modernisation. Rich in period charm, the home retains a wealth of original features, including Bells fireplaces, stained glass, and elegant double bay windows. A beautifully maintained front garden creates an inviting approach, complemented by off-road parking and rare front access to a single garage, an exceptional feature not found elsewhere on this street. To the rear, the property benefits from an extensively developed garden with double door access to a side street, offering further potential for outdoor living or future enhancements. Recognised as a landmark property by many local residents, this unique home presents a rare opportunity to restore and personalise a true gem in a prime central location.

Price £425,000 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Entered via a solid wood stained glass front door, the investing approach offers storage and a further stained glass door to:-

ENTRANCE HALL

With stairs rising to the first floor there is storage under with a door leading to the rear garden and further doors to:-



DINING ROOM

15'08 x 11'07

Offering the most wonderful bay window to the front elevation, there is a feature fireplace and exposed wood flooring and air conditioning.

LOUNGE

22'08 x 11'06

An open plan reception room offering a unique Bells tiled feature fireplace with a bay window to the front elevation. This room opens up to the:-



LIVING AREA

10'07 x 7'07

Offering further accommodation, this room forms part of a two-storey extension and gives access to:-



CONSERVATORY

10'10 x 8'00

A timber and glass structure enjoying a view over the rear garden.



UTILITY

8'09 x 6'05

Forming what was once the kitchen, there is storage to the side and a door to the rear garden. This room leads to a lobby with doors to:-

SHOWER ROOM

6'07 x 6'03

A fully tiled suite comprising WC, hand wash basin and shower.



KITCHEN

12'08 x 11'05

Fitted with a range of floor and wall-mounted units, there is a composite worktop with integrated stainless steel sink and drainer, space for appliances and double sliding doors providing access to the garden.



FIRST FLOOR

LANDING

With the most wonderful stained glass window to the rear elevation, overlooking the staircase, there is an integrated linen cupboard and doors to:-

BEDROOM ONE

16'08 x 14'10

Offering two windows including a bay to the front elevation, this main bedroom offers original integrated wardrobes, a feature cast iron fireplace and space for a king-sized bed.



BEDROOM TWO

15'01 x 10'06

Space for a double bed with a bay window to the front, there is a feature cast iron fireplace and carpet fitted.



BEDROOM THREE

10'06 x 7'06

Forming part of the extension, this room overlooks the rear garden, with space for double bed and accessed through:-



DRESSING ROOM

11'06 x 7'00

Fitted with floor-to-ceiling wardrobes.

BATHROOM

6'04 x 4'10

The suite comprises bath, WC, there is a window to the rear.



WC

2'08 x 5'00

Fitted with a WC and a window to the rear.

OUTSIDE

REAR GARDEN

The rear garden is mainly laid to paving with two ponds and well-stocked borders. There are various Haddonstone garden features that the current owner will remove. The garden has access to an outdoor store/WC attached to the back of the kitchen, and there are double gates providing road access.



FRONT GARDEN

A mature well well-stocked front garden provides the most wonderful approach to the front door. There is off road parking to the front and access to:-

GARAGE

Unlike any other house on Abington Avenue, this property benefits from private off-road parking and access to a single garage.



SERVICES

Mains drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band E

LOCAL AMENITIES

There are a variety of retail premises in the vicinity, as well as a BP filling station and M&S shop in Abington Avenue as well as The County Tavern public house and the Northamptonshire County Cricket ground. Abington Park is within walking distance as well as the Northampton Racecourse Park and the Magee Street Bakery.

HOW TO GET THERE

From the town centre, head northeast along the A5123 Kettering Road to the traffic light junction with Abington Avenue adjacent to The Picturedrome Public House. Take the right-hand lane and proceed onto Abington Avenue, passing Holly Road and Ivy Road. At the Stimpson Avenue junction, bear left and proceed to the roundabout Junction with Abington Grove, passing straight over the roundabout and past the BP garage where the property can be found on the left-hand side.

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