



**6 Wentworth Way, Links View, Northampton, NN2 7LW**  
**£260,000 Freehold**

This very well presented two bedroom semi-detached bungalow in the well sought after area of Links View has been substantially improved by the current owners. A roof, Velux skylights, new uPVC double glazed windows and doors have been added to what was previously a lean-to in poor condition. The property has also been rewired and an air conditioning unit has also been added. In brief the home comprises lounge, 19' garden room, kitchen, two bedrooms and a three piece shower room, with a block paved driveway to the front leading to a car port and access to the enclosed and private rear garden. The home is available with no upper chain and we recommend calling to view at the earliest opportunity. EPC Rating: D. Council Tax Band: C

**Semi Detached Bungalow | Two Bedrooms | Extension To Rear | Driveway & Car Port | Front & Rear Gardens | No Upper Chain**

modern marketing · traditional values

## STORM PORCH

Double glazed door to:

## ENTRANCE HALL

Radiator. Access to loft space. Cupboard. Doors to:

## LOUNGE 4.34m Max x 3.20m (14'3 Max x 10'6)

uPVC double glazed bay window to front elevation. Radiator. Gas fireplace. Wall mounted air conditioning unit.

## KITCHEN 2.21m x 2.84m (7'3 x 9'4)

Glazed door and window to garden. Radiator. Fitted with a range of wall mounted and base level cupboards and drawers with work surfaces over. Integrated appliances to include double oven, four ring induction hob, extractor over, concealed fridge/freezer. Stainless steel sink and drainer. Tiling to splash back areas.

## BEDROOM ONE 3.89m x 3.20m (12'9 x 10'6)

Window to garden room. Radiator. A range of fitted wardrobes and bedroom furniture. Wall mounted air conditioning unit.

## BEDROOM TWO 2.26m x 2.84m (7'5 x 9'4)

uPVC double glazed window to front elevation. Radiator.

## SHOWER ROOM 1.85m x 1.88m (6'1 x 6'2)

Double glazed window to side elevation. Heated towel rail. Suite comprising corner shower cubicle, vanity wash hand basin and low level WC. Tiled walls. Extractor fan.

## GARDEN ROOM 2.11m x 5.99m (6'11 x 19'8)

Double glazed windows to garden. Double glazed doors to side and rear elevations. Velux skylights. Two radiators. Space and plumbing for white goods. Spotlights to ceiling.

## OUTSIDE

## FRONT GARDEN

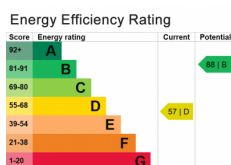
Block paved driveway with car port and bi-folding gates for rear access.

## REAR GARDEN

Largely laid to lawn. Paved patio area. Raised bedding areas. Enclosed by timber panel fencing.

## DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

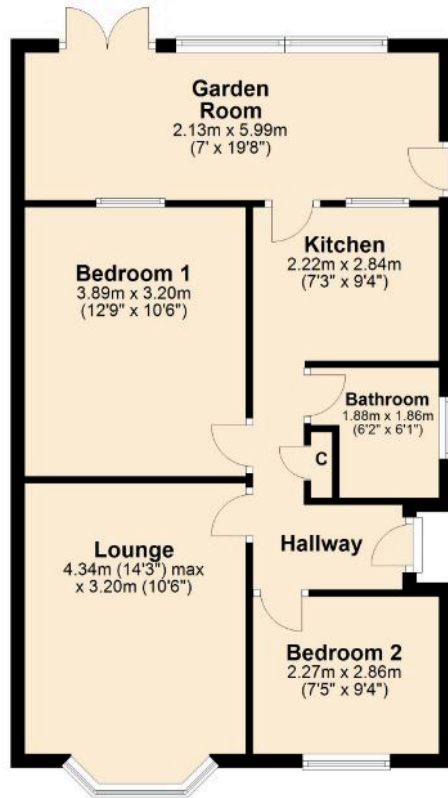


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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### Ground Floor

Approx. 60.5 sq. metres (651.7 sq. feet)



Total area: approx. 60.5 sq. metres (651.7 sq. feet)



## LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

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