

for sale

**£250,000** Freehold



## Granary Road Northampton NN4 0XB

Ideally set within a cul-de-sac location in the popular area of EAST HUNSBURY, is this two bedroom semi-detached family home, benefiting from off road parking and within close proximity to good local schools and amenities. Viewing is highly advised to fully appreciate.

- SEMI-DETACHED PROPERTY
- LIVING ROOM WITH CONNECTING DOOR TO THE OPEN PLAN KITCHEN/DINING ROOM
- RE-FITTED KITCHEN
- TWO GOOD SIZE BEDROOMS AND A FAMILY BATHROOM

# Property Details

## Entrance Hall

Glazed door to the front elevation and further door opening to the living room. Wall mounted radiator and stairs rising to the first floor landing.

## Living Room 13' 2" x 10' 1" MAX ( 4.01m x 3.07m MAX )

UPVC double glazed window to the front elevation. Feature fireplace with coal effect gas fire fitted. Under stairs cupboard and connecting door to the open plan kitchen/dining room.

## Kitchen/ Dining Room 13' 6" x 8' 6" ( 4.11m x 2.59m )

Re-fitted kitchen with a range of wall and base level units. Sink and drainer with swan neck mixer tap over, set into work surfaces and tiled to splash back areas. Plumbing for washing machine and integrated appliances comprising electric oven and electric hob with cooker hood over. UPVC double glazed window to the rear elevation, wall mounted radiator and double glazed patio doors to the rear elevation leading out to the rear garden.

## First Floor Landing

Stairs rise from the entrance hall. Doors lead off to two bedrooms and the family bathroom. UPVC double glazed window to the side elevation and access to the loft space.

## Bedroom One 13' 5" into recess x 9' 5" to wardrobes ( 4.09m into recess x 2.87m to wardrobes )

Two UPVC double glazed windows to the front elevation. Fitted wardrobes, wall mounted radiator and over stairs airing cupboard.

## Bedroom Two 10' 2" x 6' 6" ( 3.10m x 1.98m )

UPVC double glazed window to the rear elevation and wall mounted radiator.

## Family Bathroom

Three piece suite comprising panelled bath, low level flush w.c, pedestal wash hand basin and tiled to splash back areas. Wall mounted radiator and UPVC opaque double glazed window to the rear elevation.

## Outside

### Front Garden And Parking

Mainly laid to lawn with pathway leading to the front door. Driveway to the side provides off road parking, and gated access to the rear garden.

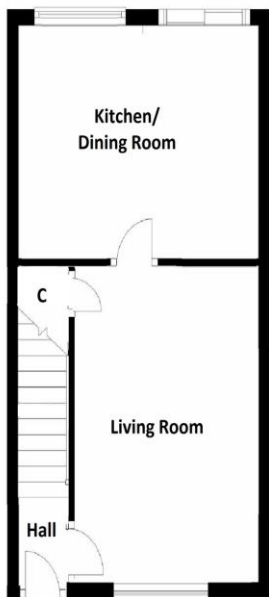
### Rear Garden

Southerly facing rear garden which is mainly laid to lawn with retaining timber fencing. Gated access to the side and timber shed.

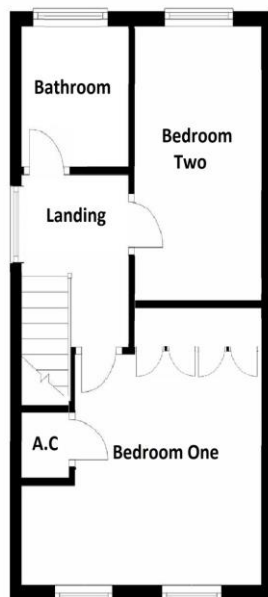
### Council Tax Band

B





**Ground Floor**



**First Floor**

To view this property please contact Connells on

**T 01604 706644**  
**E [woottonfields@connells.co.uk](mailto:woottonfields@connells.co.uk)**

11 Tudor Court Wootton Hope Drive Wootton  
NORTHAMPTON NN4 6FF

**Tenure:** Freehold

**EPC Rating:** D

Property Ref: WFL407621 - 0004

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