

for sale

offers in excess of **£375,000**



## Lodge Close Grange Park NORTHAMPTON NN4 5AJ

Ideally located in the desirable area of Grange Park is this much improved and extended town house offering modern living with an impressive open plan ground floor and benefiting from five bedrooms, one which would make a great work from home office.



# Lodge Close Grange Park NORTHAMPTON NN4 5AJ

## Entrance Porch

Door to the front elevation and opaque window to the side aspect.

## Entrance Hall

Door to the front elevation opaque window to the side. Further doors leading off to the cloakroom, and open plan kitchen/ living/ dining area. Stairs rising to the first floor landing, under stairs storage, wall mounted radiator.

## Cloakroom

Suite comprising a low level flush w.c and wash hand basin. Wall mounted radiator and extractor fan.

## Kitchen/ Living/ Dining Area

28' 10" max x 17' 8" max ( 8.79m max x 5.38m max )

## Living/ Dining Area

Spacious open plan living/dining area with feature bi-folding doors to the rear elevation connecting the house to the southerly facing rear garden. Three double glazed Velux skylights creating natural light to the dining area, space for wall mounted TV, two wall mounted radiators and recessed spotlights to ceiling. Open to the kitchen area.

## Kitchen Area

Modern fitted kitchen with white gloss wall and base level units with under cabinet lighting. Sink set below granite work surfaces with swan neck mixer tap over and Quooker hot tap. Granite up stands and integrated appliances comprising fridge and freezer, dishwasher and washing machine, double electric oven and induction hob with stainless steel extractor hood over. Recessed spotlights to ceiling, UPVC double glazed window to the front elevation and open to the living/dining room.

## First Floor Landing

Stairs rising from the entrance hall with doors leading off to two bedrooms.

## Main Bedroom

12' 10" max x 17' 5" max ( 3.91m max x 5.31m max )

Double glazed windows to the front elevation. Built in wardrobes, TV point and wall mounted radiator. Connecting door to the en-suite shower room.

## En-Suite Shower Room

Three piece re-fitted modern suite comprising walk-in shower, low level flush wc, wash hand basin set into a vanity unit with storage below and fully tiled to walls. Extractor fan, shaver point, recessed spot lights to ceiling, chrome heated towel rail and opaque double glazed window to the rear elevation.



## Bedroom Two

11' 1" x 10' 3" ( 3.38m x 3.12m )

Double glazed window to the front elevation. Coving to ceiling and wall mounted radiator.

## Second Floor Landing

Stairs rise from the first floor landing. Doors lead off to the home office/bedroom five, two further bedrooms and the family bathroom. Access to the loft space and airing cupboard housing the hot water cylinder.

## Bedroom Three

11' 10" up to wardrobes x 8' 9" ( 3.61m up to wardrobes x 2.67m )

Double glazed window to the rear elevation. Fitted wardrobes and wall mounted radiator.

## Bedroom Four

10' 4" x 7' 10" ( 3.15m x 2.39m )

Double glazed window to the front elevation and wall mounted radiator.

## Home Office/ Bedroom Five

8' 6" x 7' 8" ( 2.59m x 2.34m )

A work from home office with double glazed window to the rear elevation and wall mounted radiator.

## Family Bathroom

Three piece re-fitted modern suite comprising P-shaped bath with shower over and glazed shower screen, low level flush wc, pedestal wash hand basin and fully tiled to walls. Extractor fan, shaver point and chrome heated towel rail. Recessed spot lights, integrated tiled shelves and opaque double glazed window to the front elevation.

## Outside

## Front Garden

Driveway providing off road parking for several cars, and gated access to the rear garden.

## Rear Garden

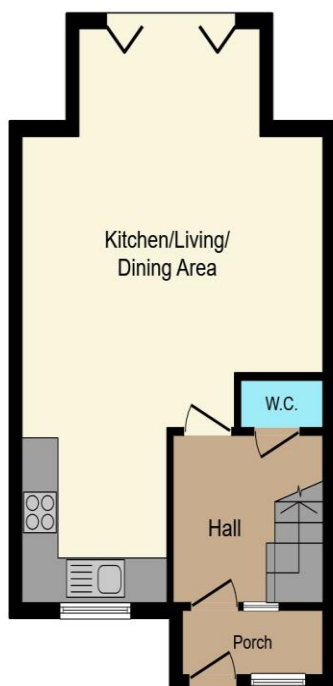
An impressive southerly facing and low maintenance rear garden which is mainly laid to artificial turf and has a large paved patio area which is ideal for entertaining. Retaining timber fencing and gated access to the side leading to the front of the house.

## Council Tax Band

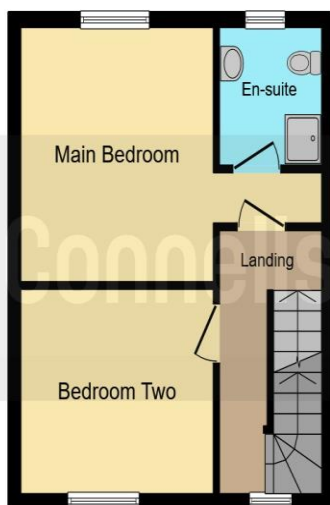
C.



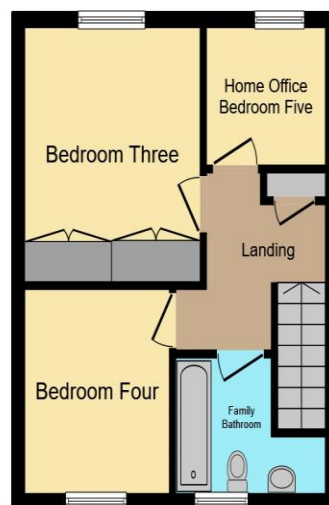




**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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

Property Ref: WFL408010 - 0003

**Tenure:** Freehold

**EPC Rating:** C

**view this property online** [connells.co.uk/Property/WFL408010](http://connells.co.uk/Property/WFL408010)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)