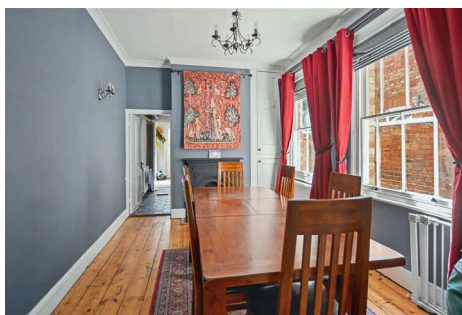


**58 Colwyn Road
The Mounts
NORTHAMPTON
NN1 3PX**

£325,000



- **FOUR BEDROOMS**
- **REFURBISHED THROUGHOUT**
- **CHARACTER FEATURES**
- **NO CHAIN**

- **THREE RECEPTION ROOMS**
- **DUEL COMPARTMENT CELLAR**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING E**

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PERSONAL • PROFESSIONAL • PROACTIVE

A Victorian bay fronted home, located in the popular area of the Mounts. The property is close to the Racecourse and Kettering Road. The property has been refurbished throughout and combines character features with a modern touch. The accommodation comprises in brief; entrance hall, three separate reception rooms, refitted kitchen with fitted appliances, utility and cloakroom. To the first floor are four bedrooms and a family bathroom. Outside there is a well established, enclosed rear garden. Further benefits include double glazing and gas radiator heating.

Ground Floor

Entrance Hall

Entrance gained via wooden panel door, southerly facing, stripped flooring, architraves, stairs rising to first floor landing, dado rail.

Lounge

12'1" x 10'5" (3.7 x 3.2)

Bay fronted double glazed window with inset wooden shutters, stripped flooring, feature cast iron fire place, ceiling rose, architraves.

Family Area

12'9" x 10'9" (3.90 x 3.30)

Striped flooring, inset glass display cabinets and drawers. feature with stained and patterned glass door to;

Conservatory

4'11" x 5'10" (1.5 x 1.8)

Feature wooden panel door with inset pattern glass, windows to rear aspect.

Dining Room

16'4" x 9'6" (5 x 2.9)

Feature sash windows to side aspect, stripped flooring, cast iron fire place and surround.

Kitchen

9'6" x 8'6" (2.9 x 2.6)

Double glazed window to side aspect, refitted with a range of wall and base mounted units, roll edge work surfaces, fitted appliances to include five gas ring hob with stainless steel extractor over, fridge/freezer and dishwasher, complimentary tiling, quarry style flooring, radiator.

Rear Lobby

Providing access to rear garden, tiled flooring.

Utility/Cloakroom

Frosted window to rear aspect, work surfaces with storage under, space for washing machine, feature stainless steel circular sink with mixer tap over, low level W/C, wall units.

Cellar

Dual compartment cellar, power and light connected, meters.

First Floor

Landing

Storage cupboard with loft access.

Bedroom One

16'0" x 11'1" (4.9 x 3.4)

Two double glazed windows to front aspect, feature cast iron fire place, built in wardrobe.

Bedroom Two

12'5" x 10'5" (3.8 x 3.2)

Sash window to rear aspect, stripped flooring, radiator, feature cast iron fireplace, built in cupboard.

Bedroom Three

9'10" x 8'10" (3 x 2.70)

Sash window to rear aspect, feature cast iron fire place.

Bedroom Four

6'6" x 6'6" (2.00 x 2.00)

Sash window to side aspect, stripped flooring,.

Bathroom

Refitted with a four piece suite comprising panel bath, separate corner shower cubicle, vanity sink unit with storage under, low level W/C, heated towel rail.

Externally**Rear Garden**

Enclosed by dwarf brick wall, established shrub borders with fruit trees, external tap and shed.

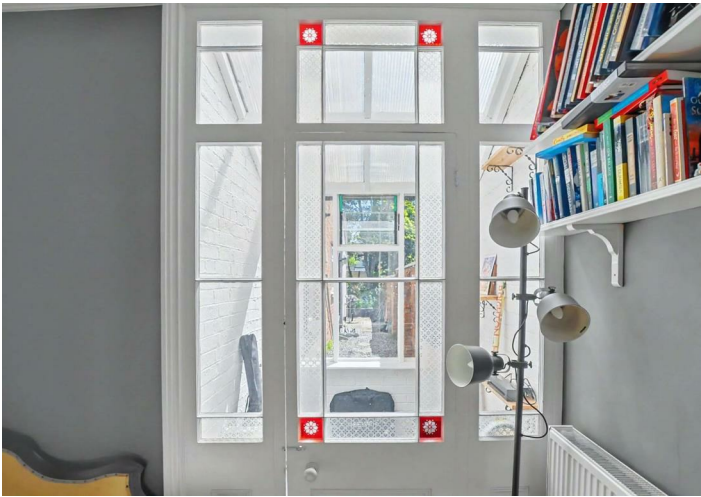
Agents Notes

Local Authority: West Northamptonshire

Council Tax Band: B





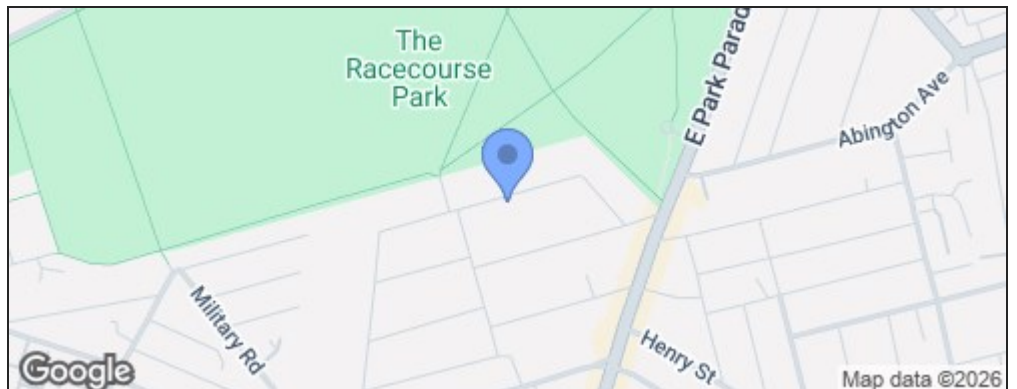




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.