

32 Lockgate Road

**NORTHAMPTON
NN4 9DP**

£290,000



- **THREE STOREY**
- **MASTER WITH EN SUITE**
- **UPVC DOUBLE GLAZING**
- **GARAGE WITH OFF ROAD PARKING**

- **THREE BEDROOMS**
- **OPEN PLAN KITCHEN/DINING/FAMILY ROOM**
- **GAS TO RADIATOR CENTRAL HEATING**
- **ENERGY EFFICIENCY RATING: C**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A modern, three storey, three bedroom, semi detached townhouse situated in the sought after area of Pineham Locks. Within close proximity of parkland and the Grand Union Canal. The accommodation comprises in brief: entrance hall, cloakroom, utility cupboard, study, and open plan kitchen/dining/family room to the ground floor. The first floor accommodation comprises lounge, bathroom and bedroom two. The master bedroom with en suite shower room and a further bedroom, with Juliette balcony, are located on the second floor. Additional benefits include UPVC double glazing, gas to radiator central heating, gardens to rear, with a garage located in a block.

Bathroom

Suite comprising bath unit with mixer shower over, hand wash basin, low level WC, radiator, laminate flooring.

Ground Floor

Entrance Hall

Tiled flooring, stairs leading to first floor landing, doors to:

Second Floor Landing

Laminate flooring, built in airing cupboard, doors to:

Utility Cupboard

Plumbing for washing machine, wall mounted gas fired boiler.

Cloakroom

Suite comprising low level WC, hand wash basin, tiled splash areas, radiator, UPVC double glazed window to side.

Study

8'0" x 6'3" (2.45 x 1.93)

Tiled flooring, radiator, built in work tops with cupboards under, eye level cupboards, UPVC double glazed window to front.

Open Plan Kitchen/Dining/Family Room

24'6" into box bay x 13'6" (7.47 into box bay x 4.13)

Dining/Family Room

Tiled flooring, storage cupboard, radiator, UPVC double glazed window to side, UPVC double glazed box bay window to rear with French doors to rear garden.

Kitchen

Modern fitted kitchen comprising sink unit with base cupboards under, a range of floor standing cupboards with work tops above, eye level cupboards, built in gas hob with extractor fan above, built in ove, dishwasher and fridge and freezer, breakfast bar.

First Floor

First Floor Landing

Radiator, stairs leading to second floor, laminate flooring, doors to:

Lounge

13'6" x 11'1" (4.14 x 3.40)

Laminate flooring, radiator, two UPVC double glazed windows to rear.

Bedroom Three

11'7" x 9'9" (3.54 x 2.98)

Laminate flooring, built in wardrobes, two UPVC double glazed windows to front.

Second Floor**Bedroom One**

11'8" x 10'11" (3.56 x 3.35)

Built in wardrobes, laminate flooring, radiator, two UPVC double glazed windows to rear, door to:

En Suite

Suite comprising double shower cubicle with shower unit above, hand wash basin, low level WC, tiled flooring, tiled splash areas.

Bedroom Two

13'7" x 9'11" (4.15 x 3.03)

Laminate flooring, radiator, fitted wardrobes, UPVC double glazed window to front, UPVC double glazed French doors to Juliette balcony.

Externally**Front Garden**

Small front garden, pathway to front door.

Rear Garden

Paved patio area, steps leading to second patio area, area laid to lawn, flower and shrub borders, gated side access to garage block.

Garage

Off road parking in front, up and over doors.

Agents Notes

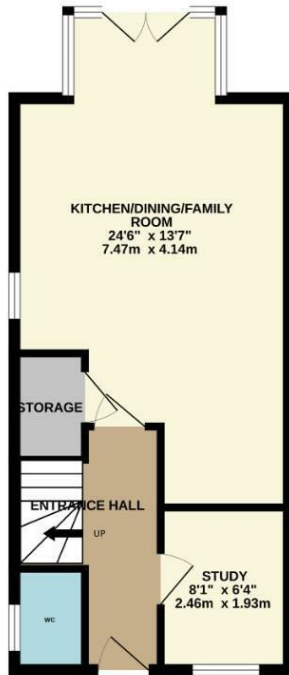
Council Tax Band: D

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.

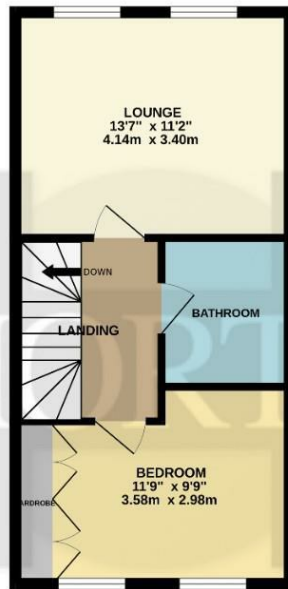




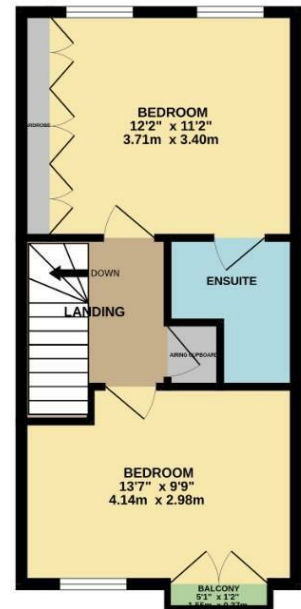
GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



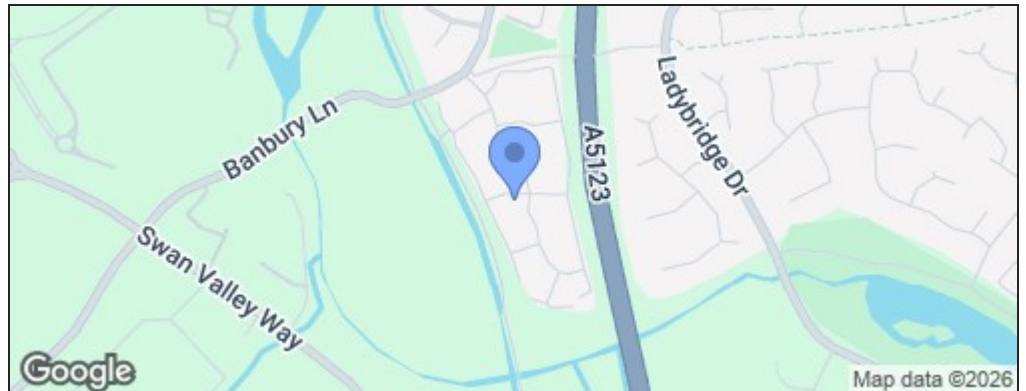
2ND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 1185 sq.ft. (110.1 sq.m.) approx.

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.
Made with Metropix ©2026

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	
	79	85



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.