



Connells

Rookery Lane
Northampton



Property Description

Offered with NO UPWARD CHAIN and set within close proximity to local schools and amenities is this semi-detached house.

The property in brief comprises entrance hall, open plan lounge/dining room and kitchen. To the first floor there are three good size bedrooms and a family bathroom.

Outside there are lawned gardens to the front and rear, a single garage and off road parking.

Viewing of this ideally located property is highly advised to fully appreciate.

Entrance Hall

UPVC double glazed door to the front elevation with complimentary UPVC double glazed window to the side. Doors lead off to the open plan lounge / dining room and kitchen. Electric storage heater and stairs rising to the first floor landing.

Lounge / Dining Room

UPVC double glazed window to the front elevation and UPVC double glazed patio doors leading out to the rear garden. Feature fire place with tiled mantle and hearth. Two electric storage heaters, coving to ceiling and space for lounge suite and dining table and chairs.

Kitchen

Fitted kitchen with a range of wall and base level units. Sink and drainer with mixer tap over, set into work surfaces. Space for free standing cooker, plumbing for washing machine and integrated fridge/freezer. Under stairs storage cupboard, coving to ceiling and UPVC double glazed window to the rear elevation. UPVC double glazed door to the side elevation leading out to the rear garden.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three bedrooms and the family bathroom. Airing cupboard and access to the loft space.

Bedroom One

UPVC double glazed window to the front elevation and space for free standing bedroom furniture.

Bedroom Two

UPVC double glazed window to the rear elevation and fitted wardrobes.

Bedroom Three

UPVC double glazed window to the front elevation and built-in wardrobe.

Bathroom

Family bathroom with three piece white suite comprising panelled bath, pedestal hand wash basin, low level flush WC and complimentary tiling to splash back areas. Wall mounted chrome towel heater and UPVC double glazed opaque window the rear elevation.

Outside

Front Garden

Mainly laid to lawn with mature shrub borders and pathway leading to the front door. Driveway providing off road parking and leading to the double gates that provide access to the garage.

Garage

Single garage with up and over door and power and lighting connected. Double glazed window to the rear and courtesy door to the

Rear Garden

Mainly laid to lawn with shrub and flower borders, courtesy door to the single garage and hard standing for timber shed. Retaining timber fencing and gated access to the driveway.

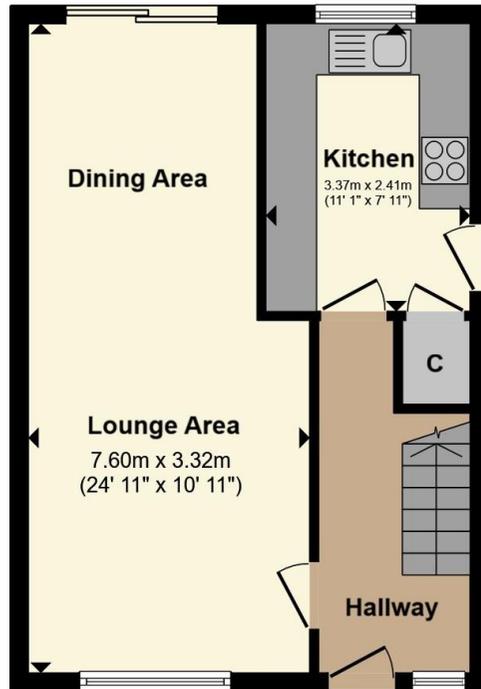
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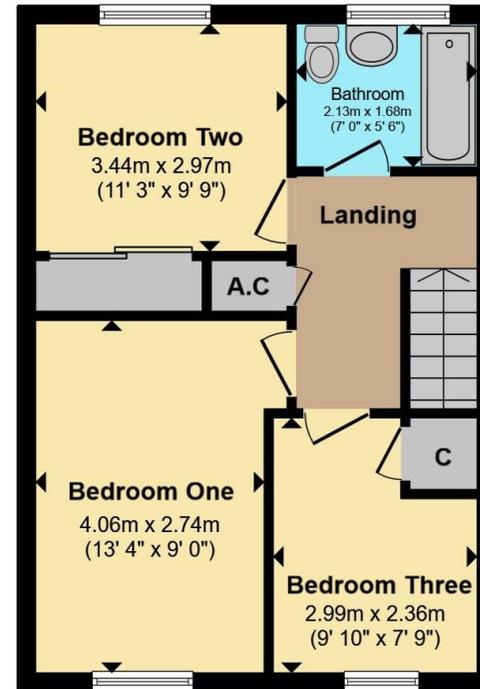








Ground Floor



First Floor

Total floor area 79.2 m² (852 sq.ft.) approx

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.propertybox.io



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Band: C

Tenure: Freehold

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