



Connells

Melbury Lane
Northampton



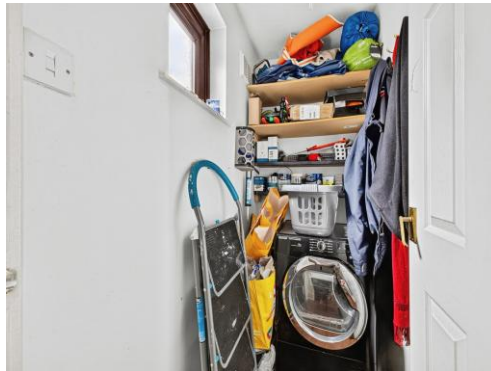
Property Description

Step inside this deceptively spacious, larger-than-average two-bedroom home, perfectly positioned to appeal to both first-time buyers looking to step onto the property ladder and investors seeking a high-demand rental asset. Well-presented throughout, this property offers generous proportions and incredible flexibility that you simply won't find in standard two-bedroom homes.

Ground Floor The accommodation welcomes you via an entrance hall complete with a large, highly practical storage cupboard. From here, you flow into the impressive, generous-sized lounge/diner a fantastic, light-filled space for relaxing or entertaining, with doors opening directly out onto the rear garden. Adjoining the living space is a well-appointed, separate kitchen offering plenty of storage and worktop space.

First Floor Upstairs, the feeling of space continues. You will find two well-proportioned double bedrooms alongside a contemporary family bathroom, which boasts the luxury of both a panelled bath and a separate shower cubicle. Adding to the incredible versatility of this home is an additional multi-purpose room on this floor, perfectly suited for use as a home office, a children's playroom, or a dedicated hobby room.

Outside Externally, the property benefits from a well-maintained rear garden offering a great balance of patio and green space, complete with convenient rear access—ideal for modern living.



Store Room

Double glazed window to the front aspect.

Lounge / Diner

Double glazed window and double glazed french doors to the rear aspect. TV point. To wall mounted radiators.

Kitchen

Wall and base units. Worksurfaces. Sink and drainer unit, Space for white goods. Double glazed window to the front aspect.

Bedroom One

Double glazed window to the rear aspect. Wall mounted radiator.

Bedroom Two

Double glazed window to the rear aspect. Wall mounted radiator.

Bathroom

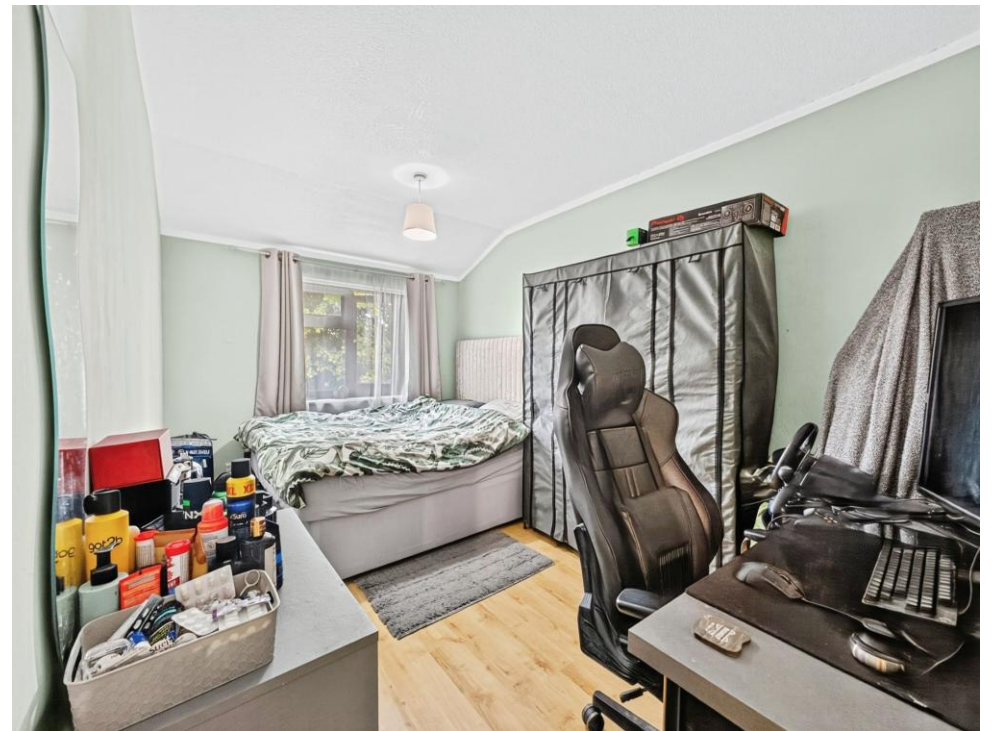
Bath, shower cubicle, wash hand basin and low level WC. Towel rail. Double glazed window to the front aspect.

Outside

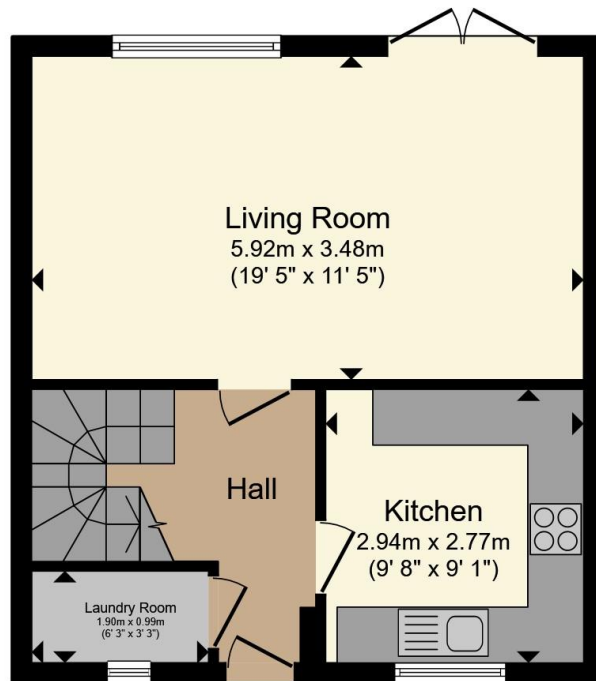
Rear Garden

Astro turf, Decking. Patio area. Shed. Enclosed by fencing with gated access.

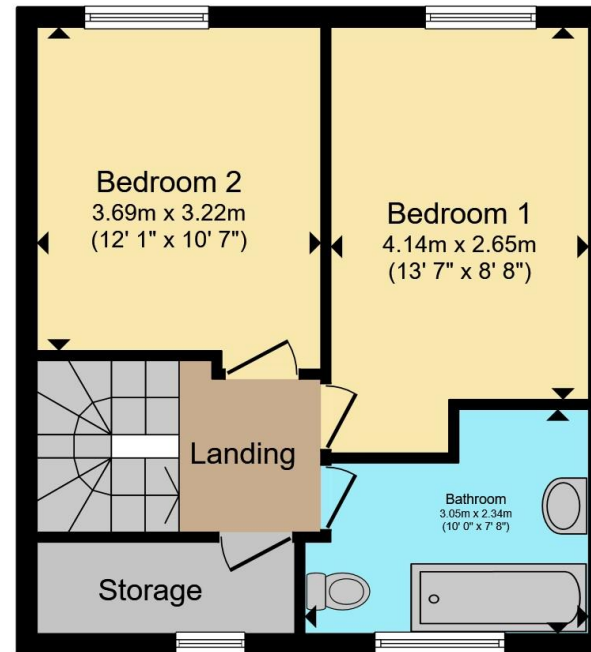








Ground Floor



First Floor

Total floor area 77.2 m² (831 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

Connells

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6 Wood Hill
NORTHAMPTON NN1 2DA

EPC Rating: Council Tax
Awaited Band: B

Tenure: Freehold

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