RICHARD GREENER

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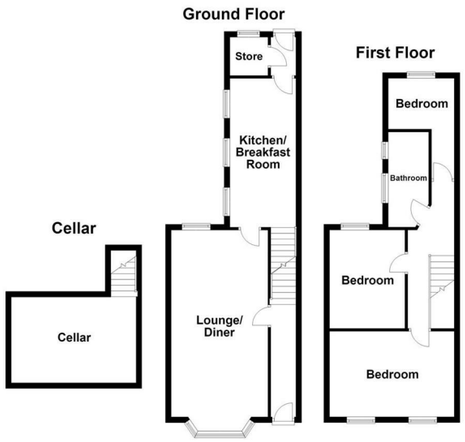
119 Lutterworth Road, Northampton, NN1 5JL



For illustration purposes only - not to scale

£225,000 Freehold

A traditional bay fronted three bedroomed Victorian terrace property situated on a quiet road the popular residential area of Abington. The accommodation comprises entrance hall, lounge/diner, kitchen/breakfast room and cellar. To the first floor there are three bedrooms and a family bathroom. Outside there is a low maintenance rear garden which is mainly laid to gravel and lawn and the garden enjoys a sunny aspect and privacy.

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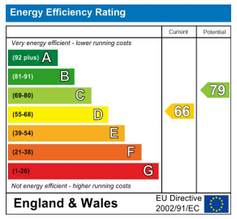

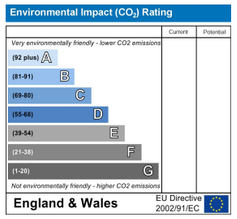

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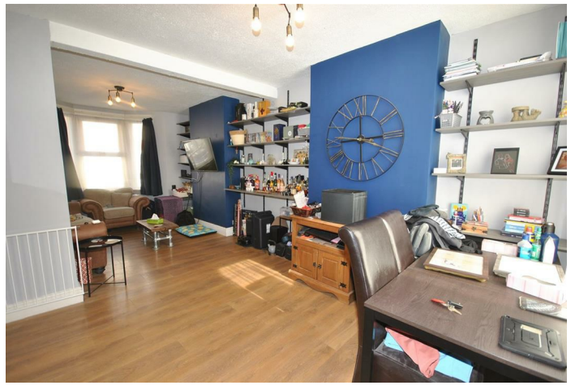
ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Enter via a UPVC double glazed front door with obscure glass window and porthole window above, radiator, stairs to the first floor and door to:-

LOUNGE/DINER
24'4 x 11'3
UPVC double glazed window to the front and radiator. In the dining area there is a UPVC double glazed window to the rear and radiator. A door leads to:-



KITCHEN/BREAKFAST ROOM
17'3 x 7'8
Fitted with a range of base and eye level units, modern work surfaces, stainless steel sink and drainer with chrome mixer tap, appliances to include oven, halogen hob and extractor, plumbing for washing machine and dishwasher, space for fridge/freezer, breakfast bar and UPVC double glazed window to the side elevation. A door to the cellar and a further door to the rear lobby.

REAR LOBBY
Storage cupboard to the side and UPVC double glazed window and door to the rear garden.

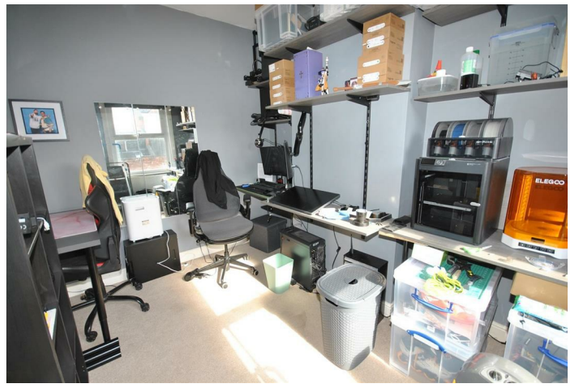
CELLAR
Power and lighting.

FIRST FLOOR

LANDING
Loft access hatch with pull down ladder, built in wardrobe and doors leading to:-

BEDROOM ONE
14'2 x 10'3
Two UPVC double glazed windows to the front elevation, radiator, storage cupboard and wardrobe.

BEDROOM TWO
11'5 x 8'8
UPVC double glazed window to the rear elevation and radiator.



BEDROOM THREE
9'1 x 7'9
UPVC double glazed window to the rear elevation and radiator.

BATHROOM
10'8 x 4'7
Suite comprising WC, wash hand basin, panelled bath with shower attachment and glass screen, radiator, extractor and two UPVC double glazed windows with obscure glass to the side elevation.

OUTSIDE

REAR GARDEN
The low maintenance rear garden is mainly laid to gravel and lawn and is enclosed by brick walling. The rear garden enjoys a sunny aspect and a high degree of privacy.

SERVICES
Main drainage, gas, water and electricity are connected.

COUNCIL TAX
West Northamptonshire Council - Band B

LOCAL AMENITIES
There are a variety of shops on the Wellingborough Road, including a supermarket, banks, fashion and furniture stores, newsagents and greengrocers as well as a bus service from the Wellingborough Road to Northampton town centre. The Weston Favell Shopping Centre incorporating Tesco Superstore lies approximately one mile distant. Local schools include secondary schooling at Northampton School for Boys on the Billing Road and ample Primary schooling is available. Motorway access is via Rushmere Road and then Nene Valley Way to Junction 15.

HOW TO GET THERE
From Northampton town centre proceed in an easterly direction along the Billing Road passing St Andrews Hospital and just before the Northampton School for Boys take the second turning on the left into Lutterworth Road. Proceed towards the end of the road and the property can be found on the left hand side.

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For further information on viewing call 01604 230222