

**95 Lower Thrift Street
Abington
NORTHAMPTON
NN1 5HP
£280,000**



- OFF ROAD PARKING FOR TWO CARS
- CELLAR CONVERSION
- REFITTED BATHROOM & SHOWER ROOM
- ENCLOSED REAR GARDEN
- GAS RADIATOR HEATING

- THREE BEDROOMS
- REFITTED KITCHEN / DINER
- LOFT ROOM
- UPVC DOUBLE GLAZING
- ENERGY RATING: D

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PERSONAL • PROFESSIONAL • PROACTIVE

Arranged over three floors, this spacious home offers versatile accommodation, including a converted galleried basement and a converted loft room. The ground floor comprises an entrance hall, lounge, a utility room and a bathroom. The refitted kitchen/dining room is located in the converted basement. On the first floor are three bedrooms and a modern shower room. The principal bedroom benefits from stairs leading to the converted loft room, providing a flexible space that could be used as a home office, hobby room or occasional accommodation (subject to any necessary consents).

Outside, the property enjoys an enclosed rear garden featuring a sunken patio area, along with gated access to off-road parking. Further benefits include uPVC double glazing and gas radiator central heating.

Ground Floor

Entrance Porch

Enter via timber door, door to lounge.

Lounge

18'1" x 14'0" (5.52 x 4.29)

French doors leading to rear garden, door to utility room, stairs rising to first floor, galleried balcony overlooking kitchen/diner.

Utility Room

9'11" x 7'1" (3.04 x 2.18)

Door leading to rear garden, storage cupboard, space and plumbing for washing machine, door leading to bathroom, stairs leading down to kitchen.

Bathroom

Refitted with a three piece suite comprising low level WC, vanity unit with mounted sink with mixer tap over, roll top claw foot bath with mixer tap shower attachment over, obscure double glazed window to side aspect, tiled splash backs.

Lower Ground Floor

Kitchen

22'7" x 14'9" (6.9 x 4.5)

Window to front aspect, window to rear aspect, refitted with a range of base with work surface over, stainless steel sink and drainer unit with mixer tap over, built in electric oven, fitted gas hob with extractor hood over, tiled splashbacks, tiled flooring, space for fridge/freezer.

First Floor

Landing

Built in storage cupboard, doors to all rooms.

Bedroom One

14'0" x 10'4" (4.29 x 3.15)

Window to front aspect, feature fireplace with surround, fitted wardrobes, door leading to stairs to loft room.

Loft Room

12'8" x 10'5" (3.87 x 3.19)

Skylight window to rear, access to eave storage.

Bedroom Two

11'7" x 8'8" (3.54 x 2.65)

Window to rear aspect, built in wardrobes with sliding doors.

Bedroom Three

9'11" x 6'11" (3.03 x 2.11)

Dual aspect windows to side and rear.

Shower Room

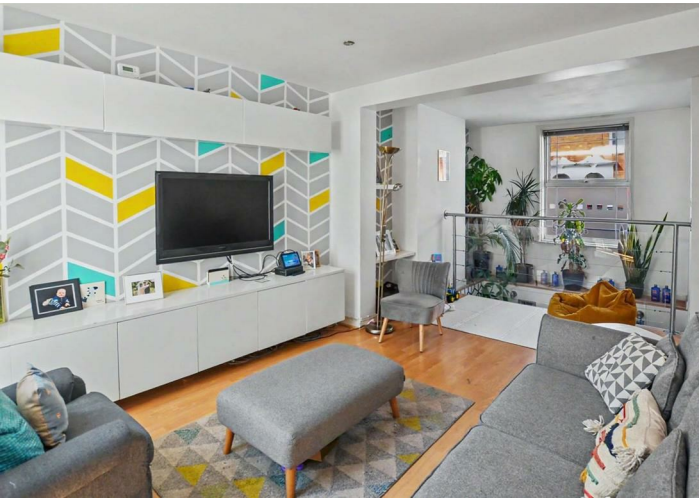
Fitted with a three piece suite comprising low level WC, vanity unit with inset sink, double shower cubicle with fitted shower over, full height tiling to all walls., extractor fan, chrome ladder radiator, obscure window to side aspect.

Externally**Rear Garden**

Laid mainly to lawn, enclosed by low level brick wall and timber fencing, sunken patio area with seating, artificial grass and lighting, off road parking area.

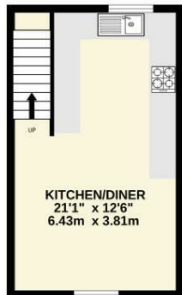
Agents Notes

Council Tax Band: B

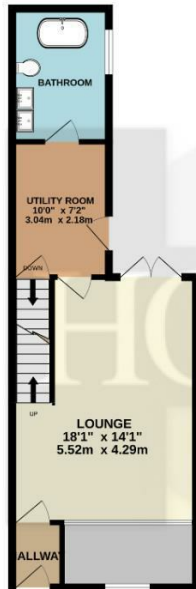




CELLAR
261 sq.ft. (24.2 sq.m.) approx.



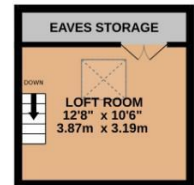
GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



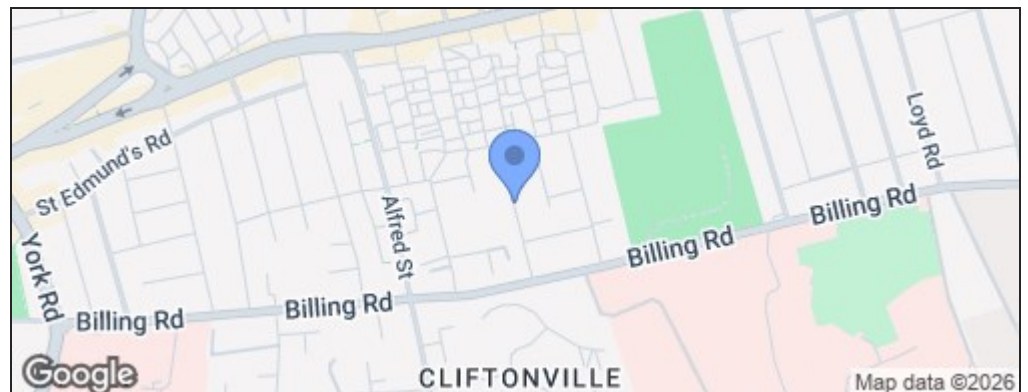
2ND FLOOR
145 sq.ft. (13.3 sq.m.) approx.



TOTAL FLOOR AREA: 1326 sq.ft. (123.2 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.
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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	
		84
	61	



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.