

for sale

offers over **£300,000** Freehold



## Obelisk Rise Northampton NN2 8QU

Ideally located in a cul-de-sac is this detached family home. The property in brief comprises an entrance hall, living/dining room, kitchen/breakfast room, three good size bedrooms and a re-fitted family bathroom and separate cloakroom. Outside there is a purpose built work from home office.

Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes

- Energy Rating: D
- DETACHED FAMILY BATHROOM
- LIVING/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- THREE GOOD SIZE BEDROOMS



# Property Details

## Entrance Hall

UPVC double glazed door to the side elevation with complimentary UPVC opaque window to the side, wall mounted radiators and doors leading to the living/dining room and kitchen/breakfast room. Stairs rise to the first floor landing.

## Living/Dining Room 18' 10" x 12' 6" ( 5.74m x 3.81m )

Spacious room with UPVC windows to the front and side elevation and wall mounted radiator.

## Kiitchen/Breakfast Room 17' 8" Max x 9' 5" ( 5.38m Max x 2.87m )

Refitted kitchen with a range of wall and base level units. Stainless steel one and a half bowl sink and drainer with swan neck mixer tap over, set into wooden work surfaces and tiled to splash back areas. Integrated appliances comprise washing machine, dishwasher, fridge/freezer, single electric oven and four ring gas hob with stainless steel splash back and cooker hood over. Space for breakfast table and chairs, under stairs storage cupboard and wall mounted radiator. UPVC double glazed windows to the rear and side elevations, and UPVC partly glazed door leading out to the rear garden.

## First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three good size bedrooms, the refitted family bathroom and cloakroom. Access to the loft space.

## Master Bedroom 11' 3" x 9' 8" plus door recess ( 3.43m x 2.95m plus door recess )

UPVC double glazed window to the front elevation. Open double wardrobe and wall mounted radiator.

## Bedroom Two 10' 4" into recess x 9' 2" ( 3.15m into recess x 2.79m )

UPVC double glazed window to the rear elevation. Over stairs storage cupboard and wall mounted radiator.

## Bedroom Three 8' 2" x 7' 9" ( 2.49m x 2.36m )

UPVC double glazed window to the front elevation and wall mounted radiator.

## Family Bathroom

Re-fitted white suite comprising L shaped bath with shower over and glazed shower screen, vanity wash hand basin with storage below and complimentary tiling to splash back areas. Wall mounted radiator and UPVC opaque double glazed window to the rear elevation.

## Cloakroom

Low level flush WC and UPVC opaque double glazed window to the rear elevation.

## Outside

## External Home Office

Work from home office, insulated with own heat for all year use, WIFI, power and lighting connected, with the added bonus of a bar.

## Front Garden

Laid to gravel providing off road parking for several cars, leading to carport and onto the single garage.

## Garage

Single garage with brand new roof, up and over door with power and lighting connected.

## Rear Garden

Mainly laid to lawn with decking area and retaining brick wall. Access to the external work from home office.

## Council Tax Band

C





To view this property please contact Connells on

**T 01604 716 655**  
**E [kingsthorpe@connells.co.uk](mailto:kingsthorpe@connells.co.uk)**

87 Harborough Road KINGSTHORPE  
NORTHAMPTON NN2 7SL

Property Ref: KTP407913 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: C

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)