



**Connells**

Lea Road  
Northampton



## Property Description

Well-presented three-bedroom Victorian terraced house situated in the heart of Abington, this property offers the perfect blend of classic character, high ceilings and contemporary comfort. From the moment you step through the front door, you'll be greeted by a welcoming entrance hall leading straight into a bright lounge/dining room, ideal for relaxed family living.

The newly installed modern kitchen boasts modern cabinetry, integrated appliances and a practical utility room, providing ample space for cooking and storage. A convenient downstairs WC adds an extra level of convenience.

Ascending to the first floor, you'll find two generously sized double bedrooms and a cozy single bedroom, all benefiting from double-glazing and gas radiator heating. The stylish three-piece family bathroom has been fully refitted with contemporary fixtures.

Outside, an enclosed rear garden offers a private, low-maintenance haven for dining or weekend relaxation.

## Entrance Hall

Enter via double glazed door to the front aspect. Wall mounted radiator.

## Cloakroom

Double glazed window to rear aspect. Wash and basin and low level WC. Wall mounted radiator.

## Lounge / Diner

Double glazed window to the front aspect. French door to the rear. Period feature fireplace. Two wall mounted radiators.

## Kitchen

Wall and base units. Granite worksurfaces. Sink and drainer unit. Integrated appliances under warranty including 50/50 fridge freezer, dishwasher and double oven. Electric hob with hood over. Double glazed window to the side aspect.

## Utility Room

Double glazed door to the side aspect. Plumbing and space for white goods.

## Bedroom One

Two double glazed windows to the front aspect. Chimney Breast. Period feature fireplace. Wall mounted radiator.

## Bedroom Two

Double glazed window to the rear aspect. Period feature fireplace. Wall mounted radiator.

### Bedroom Three

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

### Bathroom

Bath, wash hand basin and low level WC.  
Wall mounted radiator. Double glazed window  
to the side aspect.

### Outside

### Rear Garden

Lawn. Patio area. Enclosed by fencing.

### Parking

On street parking.



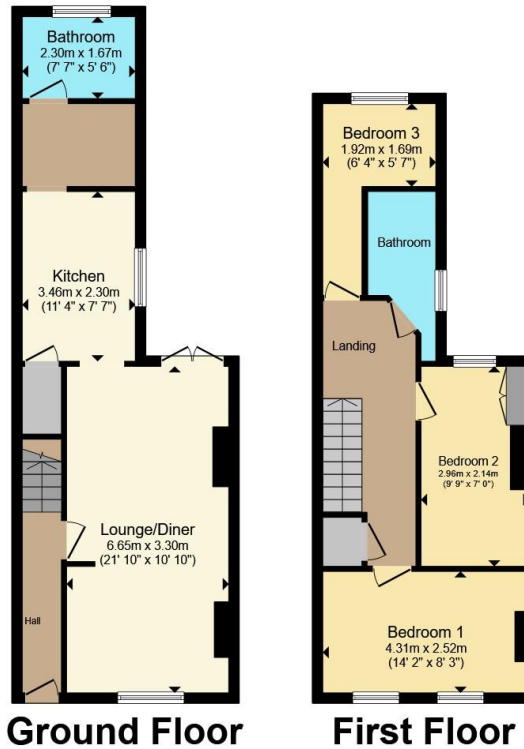


THIS HOME  
HAS  
ENDLESS  
LOVE AND  
LAUNDRY



GREAT WESTERN RAILWAY  
**NOTICE**  
THE PUBLIC ARE REQUESTED  
TO KEEP THE TOILET CLEAN AND  
MAKE PROPER USE OF THE PAPER





Total floor area 84.5 m<sup>2</sup> (910 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](http://www.propertybox.io)



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6 Wood Hill  
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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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Property Ref: NHT414788 - 0008