



Connells

Shakespeare Road
Northampton



Property Description

The accommodation is accessed via a welcoming Entrance Hall, which immediately leads through to the main living areas. The ground floor benefits from a modern and essential Downstairs W.C. The main reception space comprises a bright, comfortable Lounge and a separate, generously sized Dining Room, providing flexible space for family life or entertaining guests. The Kitchen is highly practical and connects seamlessly to a valuable, dedicated Utility Room, ensuring effective management of laundry and storage. This area further opens into an impressive Conservatory, offering additional light-filled living space and perfect access to the rear garden. To the first floor, you will find Three well-proportioned Bedrooms and a Family Bathroom. The property also retains access to a substantial Cellar, providing excellent potential for storage or future conversion (subject to necessary planning consents).

The property features an easily maintainable, private Rear Garden. The location of The Mounts is highly favoured due to its excellent proximity to local amenities, highly regarded schooling, and superb transport links into the city centre and surrounding areas.

Entrance Hall

Double glazed door to the front aspect.

Cloakroom

Low level WC and wash hand basin.

Lounge

14' 6" x 11' 3" (4.42m x 3.43m)

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

Dining Room

11' 3" x 8' 10" (3.43m x 2.69m)

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

Kitchen

14' 11" x 7' 2" (4.55m x 2.18m)

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

Utility Room

Double glazed door to the rear aspect.

Conservatory

Double glazed window. Wall mounted radiator.

Bedroom One

14' 2" x 11' 8" (4.32m x 3.56m)

Two double glazed windows to the front aspect. Storage cupboard. Wall mounted radiator.

Bedroom Two

14' 11" x 7' 2" (4.55m x 2.18m)

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

Bedroom Three

8' 9" x 8' 6" (2.67m x 2.59m)

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

Bathroom

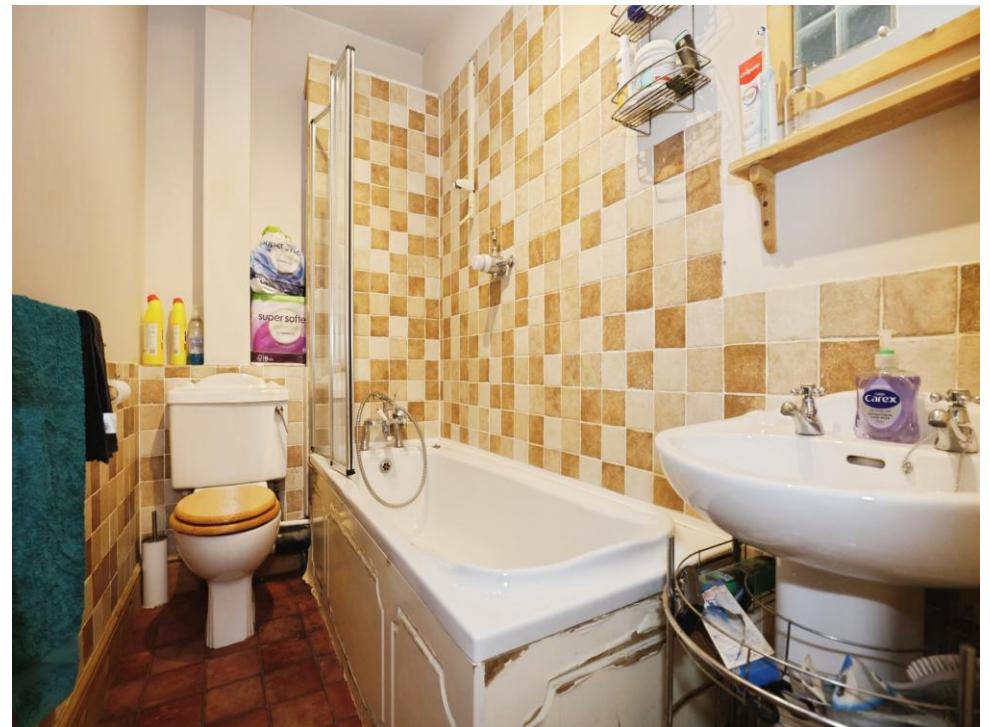
Bath, wash hand basin and low level WC. Wall mounted radiator.

Cellar

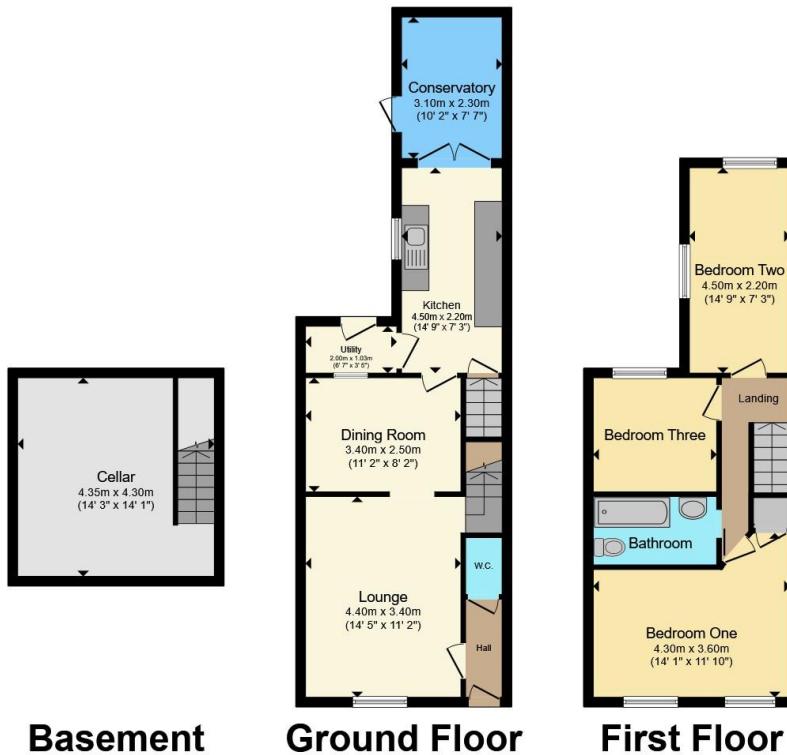
Parking

On street parking.









Basement

Ground Floor

First Floor

Total floor area 108.8 m² (1,171 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

To view this property please contact Connells on

T 01604 638 281
E northampton@connells.co.uk

6 Wood Hill
 NORTHAMPTON NN1 2DA

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/NHT414478



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: NHT414478 - 0003