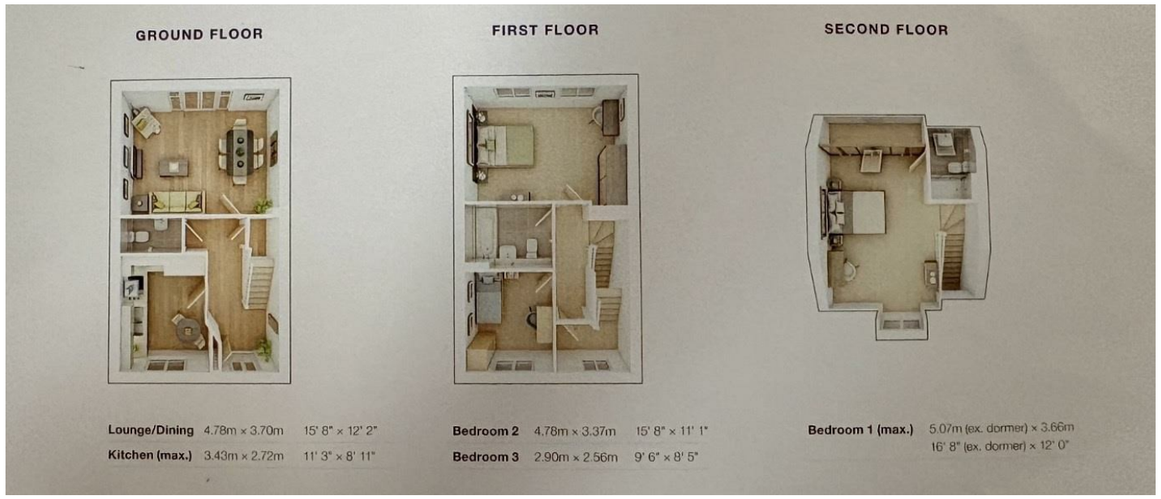
## HOW TO GET THERE

From Northampton town centre proceed in a westerly direction along the Weedon Road passing Franklins Gardens and the Westgate Industry. Continue through a series of mini roundabouts to the roundabout junction at Tollgate Way and continue straight on signposted towards the M1 junction 16. At the second set of traffic lights turn right in to St Crispin Drive and follow the road as it bears left and proceed up the hill passing St Luke's Primary School which stands on the right hand side. Turn left onto Elanor Row then right into Aynhoe Road where the property can be seen on your right hand side.

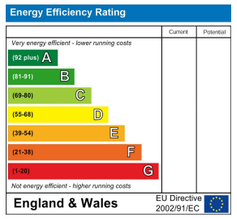
**DOISB27072026/0428**

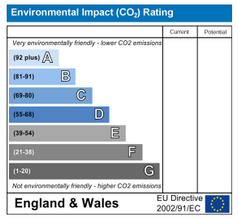



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

PrimeLocation.com

rightmove.co.uk The UK's number one property website




9 Westleigh Office Park, Northampton, NN3 6BW
T: 01604 230222 F: 01604 232627
www.richardgreener.co.uk

# 28 Aynhoe Road, St Crispin, Northampton, NN5 4GS

## Offers Over £300,000 Freehold

Located within a quiet cul-de-sac in the ever popular area of St Crispin is this three bedroom end terraced town house. Constructed in 2022 by Messrs Taylor Wimpey, the property is presented to an immaculate standard throughout and offers additional parking and frontage. The property would make an ideal family home with accommodation over three floors comprising entrance hall, sitting/dining room with French doors to the rear garden which is mainly laid to lawn and with patio area, kitchen with integrated appliances and cloakroom/WC. The first floor comprises two generous size bedrooms and the family bathroom. The second floor offers a good size master bedroom with ensuite. Benefits include gas radiator heating and uPVC double glazing.

9 Westleigh Office Park, Northampton, NN3 6BW
T: 01604 230222 F: 01604 232627
www.richardgreener.co.uk

# 28 Aynhoe Road, St Crispin, Northampton, NN5 4GS

## ACCOMOODATION

## GROUND FLOOR

### ENTRANCE HALL
uPVC double glazed door into entrance hall. Stairs to first floor. Understair storage. Understairs cloak cupboard. Doors leading to:

### BREAKFAST KITCHEN
11'3" x 8'11"
uPVC double glazed window to front elevation. Radiator. Wall mounted and base level units with roll top work surface over. Down lights. One and a half sink and drainer unit. Double oven. Tiled splashback. Integrated dishwasher, fridge freezer and washing machine. Gas hob. Recessed spotlights. Space for breakfast table

### W/C
Pedestal wash hand basin. Dual flush WC. Tiled Splashback. Heated towel rail.

### LOUNGE/ DINER
15'8" x 12'1"
uPVC double glazed French doors leading to rear garden. Double glazed window to side elevation. Radiator.

## FIRST FLOOR

### LANDING
Window to side elevation. Radiator. Stairs rising to second floor. Doors into:

### BEDROOM TWO
15'8" x 11'0"
Dual uPVC double glazed windows to rear elevation. uPVC double glazed window to side elevation. Radiato

### BEDROOM THREE
9'6" x 8'4"
uPVC double glazed window to front elevation. Radiator.

### BATHROOM
White suite comprising of panel bath with shower over and glass shower screen. Dual flush WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Recessed spotlights to ceiling. Tiled splashbacks.

## SECOND FLOOR

### BEDROOM ONE
16'7" x 12'0"
Velux window to rear elevation. uPVC double glazed window to front elevation. Wall lighting. Built in mirror fronted wardrobes with sliding doors. TV point. Radiator. Door leading to:

### EN-SUITE
Velux window to rear elevation. White suite comprising of double shower cubicle and glass folding shower screen door. Dual flush WC. Wall mounted wash hand basin with mixer tap and cupboard under. Heated towel rail. Extractor. Tiled splashback.

## OUTSIDE

### FRONT
Driveway providing off road parking for two cars. Lawned area.

### REAR
Gated side acess. Paved patio and lawned area.

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

### COUNCIL TAX
Council Tax band D

### LOCAL AMENITIES
In nearby Kent Road there is a One Stop Store, coffee shop and takeaway restaurants. Within Duston village there are a number of shops including a Bakery and Post Office. The nearby Sixfields Leisure Area provides Cinema, Restaurants, Fitness Centre, Sainsburys Supermarket and other Retail Outlets. Motorway access is to Junction 15A and Junction 16 via the A45 South and the A45 West respectively. Local schools include the Duston School in Berrywood Road and lower schooling at St Luke's CEVA Primary School.

For further information on viewing call 01604 230222