



Connells

Harborough Road North
Northampton



Entrance Hall

Door to the front elevation and further doors leading off to the Annexe living/dining room and the open plan family kitchen/dining room. Wall mounted radiator with radiator cover, dado rail, tiled floor and stairs rising to the first floor landing.

Living Room

Two double glazed Velux windows providing a good degree of natural light. Wall mounted radiator and feature wood burning stove. Wall lights, coving to ceiling and open to the dining area.

Kitchen/ Dining Room

Kitchen Area

Fitted 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 butchers block work surfaces and complimentary tiling to splash back area. Space for an American Style fridge/freezer, range cooker with cookerhood over, plumbing for dishwasher and space for a wine cooler. Tiled floor and open to the dining area.

Dining Area

UPVC double glazed bi-folding doors open to the covered patio area and outdoor kitchen. Two double glazed Velux windows and UPVC double glazed sash window to the rear elevation. Open to the living room and connecting door to the work from home office. Wall mounted radiator, tiled floor and space for a ten seater dining table and chairs.

Home Office

Work from home office with UPVC double

glazed sash window to the rear elevation and wall mounted radiator.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three bedrooms and the family bathroom.. Coving to ceiling and dado rail. Further stairs rise to the second floor landing.

Master Bedroom

Spacious master bedroom with UPVC double glazed bay window to the front elevation. Space for free standing wardrobes, wall mounted radiator and coving to ceiling. Connecting door to the dressing room.

Dressing Room

Fitted wardrobes, storage cupboards and draws. Connecting door to the en-suite bathroom.

En-Suite Bathroom

Three piece modern white suite comprising panelled bath, low level flush w.c and wash hand basin, extractor fan and double glazed Velux window.

Bedroom Two

UPVC double glazed bay window to the rear elevation. Wall mounted radiator and coving to ceiling.

Bedroom Three

Double glazed Velux window to the side elevation. Built-in double wardrobe, wall mounted radiator and coving to ceiling.

Family Bathroom

Five piece white modern suite comprising walk-in shower, freestanding bath, low level flush w.c and His & Hers vanity wash hand basins with fitted back mirror above. Storage cupboard, tiling to splash back areas, wall mounted towel rail and double glazed Velux window to the side elevation.

Second Floor Landing

Stairs rise from the first floor landing. Double glazed Velux window to the side elevation providing a good degree of natural light to the stair well and doors leading off to two double bedrooms and the second family bathroom.

Bedroom Four

UPVC double glazed French doors to the rear elevation opening to a Juliet balcony. Wall mounted radiator and double glazed Velux window.

Bedroom Five

Double glazed Velux windows to the front and side elevations. Wall mounted radiator and walk-in wardrobe

Family Bathroom

Four piece white modern suite comprising shower cubicle, panelled bath, low level flush w.c and vanity wash hand basin with complimentary tiling to splash back areas. Tiled floor, wall mounted radiator and double glazed Velux window to the side elevation.

Self Contained Annexe

Annexe Living/ Dining Room

UPVC double glazed bay window to the front elevation. Feature fireplace, two wall mounted radiators and coving to ceiling. Built-in storage incorporating shelving and hanging rails. Connecting door to the Annexe bedroom.

Annexe Bedroom

Two double glazed Velux windows, wall mounted radiator and connecting door to the Annexe kitchen.

Annexe Kitchen

Fitted kitchen with a range of wall and base level units. Stainless steel sink and drainer with swan neck mixer tap over, set into work surfaces with complimentary tiling to splash back areas. Entrance door to the side elevation and further doors leading off to the cloakroom and shower room. Fitted shelving unit and plumbing for a washing machine. Breakfast bar and tiled floor.

Annexe Cloakroom

Low level flush w.c and vanity wash hand basin with storage below.

Annexe Shower Room

Shower cubicle with shower over and complimentary tiling to splash back areas. Extractor fan and wall mounted radiator.

Outside

Driveway

Gravelled driveway providing off road parking for several cars. Gated access to the side leads to the self contained Annexe and rear garden.

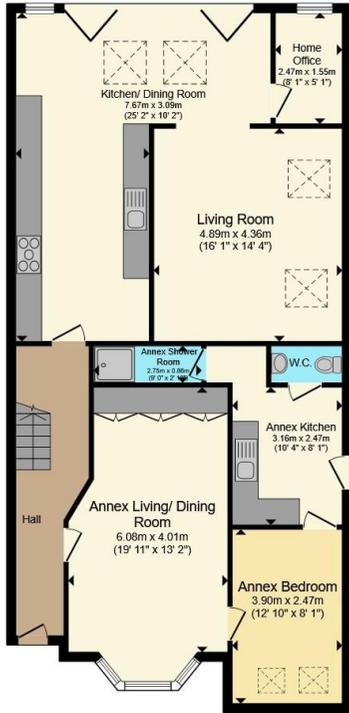
Rear Garden

Mainly laid to lawn with a timber summer house and a covered patio area providing a great space for entertaining with a fitted outdoor kitchen and outside lighting allowing this space to be used all year round. Retaining timber fencing, timber shed and gated side access with a log store

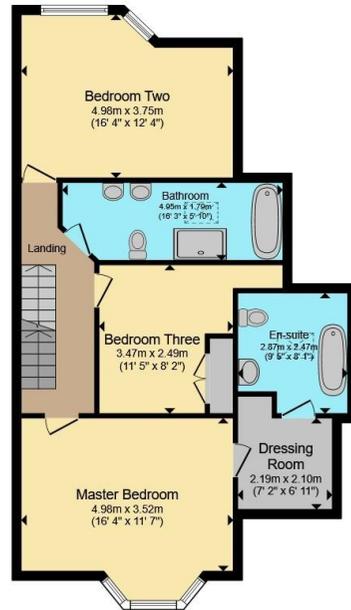
Council Tax Band

E





Ground Floor



First Floor



Second Floor



Total floor area 241.3 m² (2,597 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



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EPC Rating: C Council Tax
 Band: E

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Tenure: Freehold



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