



**Connells**

Bants Lane  
Northampton



## Property Description

Situated in the highly sought-after area of Duston. Offering spacious living with a separate lounge and dining room, private rear garden, and driveway parking. Ideally positioned close to Sixfields Retail Park and excellent transport links. Perfect for downsizers or first-time buyers. Enquire now to book your viewing!

The accommodation briefly comprises a welcoming entrance, a spacious and bright lounge, a kitchen room, and a highly desirable separate dining room, ideal for entertaining or family meals. There are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a private rear garden, offering a low-maintenance outdoor space to relax or garden, alongside a driveway providing convenient off-road parking.

## Entrance Hall

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

## Lounge

Double glazed bay window to the front aspect. Chimney breast. Wall mounted radiator.

## Dining Room

Double glazed sliding doors to the rear aspect. Wall mounted radiator.

## Kitchen

Base units. Worksurfaces. Sink and drainer unit. Space for white goods. Combi boiler. Double glazed window to the side aspect.

## Bedroom One

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

## Bedroom Two

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

## Bathroom

Bath, wash hand basin and low level WC. Towel rail. Double glazed window to the side aspect.

## Outside

## Rear Garden

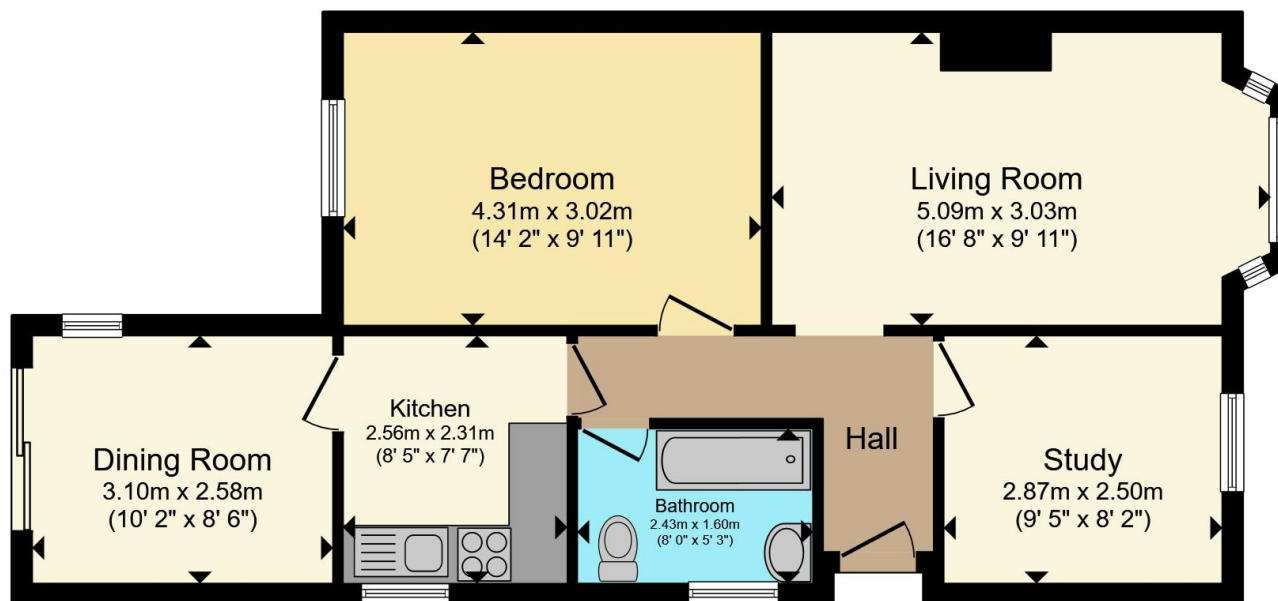
Lawn. Patio. Shed. Enclosed with side access.

## Driveway









Total floor area 60.2 m<sup>2</sup> (647 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)

**Connells**

To view this property please contact Connells on

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EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

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