



**Connells**

Woodlands  
Grange Park Northampton

# Woodlands Grange Park Northampton NN4 5FX

for sale offers over  
**£450,000**



## Property Description

Situated within the highly sought-after area of Grange Park, this exceptional four-bedroom detached family home offers stylish, high-specification living, ideally positioned close to local amenities and providing excellent access to M1 motorway (Junction 15).

The current owners have comprehensively upgraded the property to an impressive standard, creating a contemporary home finished with quality fixtures and thoughtful design throughout.

The accommodation comprises a welcoming entrance hall, modern cloakroom, and a stunning refitted kitchen/dining room - the true heart of the home - ideal for both family living and entertaining. A beautifully presented lounge, while the conservatory provides additional versatile living space with views over the rear garden.

To the first floor, the principal bedroom features a stylishly refitted en-suite shower room. Three further well-proportioned bedrooms are served by a sleek, refitted family bathroom, all finished to an excellent standard.

Externally, the property benefits from a generous driveway providing off-road parking for several vehicles. The rear garden offers a private and well-maintained outdoor space, perfect for relaxing or entertaining.

Offered to the market with no upward chain.

Early viewing is highly advised.

## Entrance Hall

Doors leading to garage, lounge, cloakroom and kitchen/diner. Radiator. Storage cupboard. Spotlights. Stairs rising to first floor landing. Underfloor heating.

## Cloakroom

White two piece suite comprising low level flush w.c and wash hand basin with splash back tiling. Heated towel rail. Spotlights. Tiled floor.

## Lounge

Double glazed windows to the rear elevation and double glazed French doors to the rear elevation leading to the conservatory. Two radiators. Feature Electric fireplace. Spotlights to ceiling. Carpet.

## Kitchen/Diner

Refurbished by the current owners to a high specification quality finish. Double glazed window to the front and rear elevation and double glazed door to the side elevation. Fitted kitchen with a range of wall and base level units. Quartz work surfaces with inset sink and drainer with Quartz tiling to splashback areas and floor. Integrated fridge freezer, dishwasher, five ring gas hob with cooker hood over, and combi microwave. Spotlights to the ceiling. Underfloor heating.

## Conservatory

UPVC construction and French doors to the side elevation leading to the rear garden. Radiator. Door to lounge.

## First Floor Landing

Stairs rising from entrance hall. Doors leading to four bedrooms and family bathroom. Radiator. Loft access with pull down ladder and full boarding. Please note the central heating boiler is situated in the loft.

## Bedroom One

Two double glazed windows to the front elevation. Radiator. Spotlights. Double wardrobe. Door to en-suite shower room.

## En-Suite Shower Room

Three piece white suite comprising shower cubicle with digital Mira shower, low level flush w.c and wash hand basin. Heated towel rail. Frosted double glazed window to the front elevation. Tiled to walls and floor.

## Bedroom Two

Double glazed window to the rear elevation. Radiator.

## Bedroom Three

Double glazed window to the front elevation. Radiator.

## Bedroom Four

Double glazed window to the rear elevation. Radiator.

## Family Bathroom

Three piece white suite comprising freestanding bath with mixer taps and shower attachment over, low level flush w.c and wash hand basin with storage underneath. Heated towel rail. Frosted double glazed window to the rear elevation. Italian tiles. Spotlights. Tiled floor.

## Outside

### Front Garden

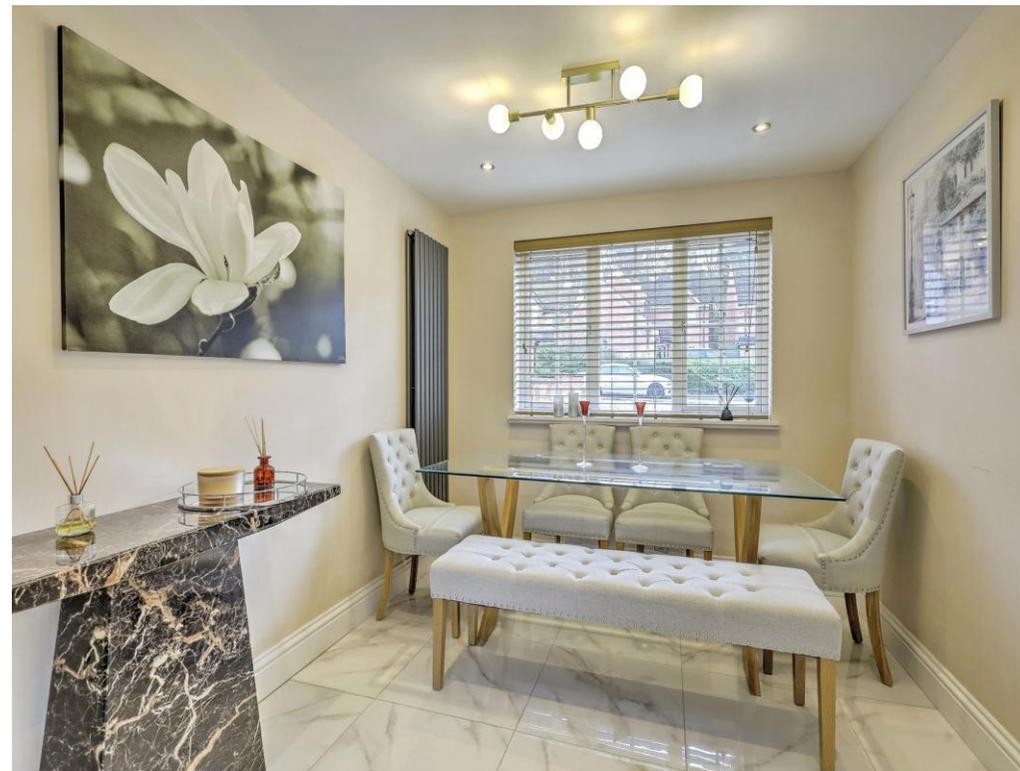
Driveway offering off road parking for several vehicles. Gated access to rear garden.

### Rear Garden

Mainly laid to lawn. Decked and paved patio areas ideal for entertaining and relaxation. Gated access. Water tap. Retaining fencing.

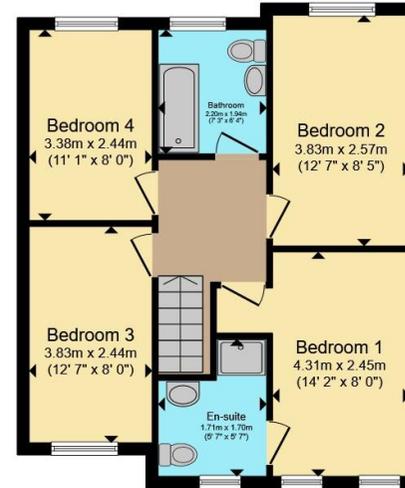
### Garage

Up and over door. Power and light connected. Courtesy door to entrance hall.









**Ground Floor**

**First Floor**

Total floor area 121.2 m<sup>2</sup> (1,305 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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EPC Rating: C Council Tax  
Band: E

Tenure: Freehold

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