



Connells

Fienesgate
Northampton



Property Description

Step Inside and Be Impressed: Accessed via a welcoming entrance hall, the ground floor immediately impresses with an expansive 23ft lounge, offering ample space for both relaxation and entertaining. This versatile room seamlessly transitions into a flexible dining room, which could also serve as a dedicated home study, catering to modern family and working needs. The well-appointed kitchen provides a functional heart to the home, complemented by a separate utility room for added convenience and an essential downstairs cloakroom/WC. Four Double Bedrooms & Master En-suite: Ascending to the first floor, you'll discover four generously sized double bedrooms, ensuring comfortable accommodation for all family members. The master bedroom is a private sanctuary, benefiting from its own modern en-suite shower room, while the remaining bedrooms share access to a well-presented family bathroom. Extensive Outdoor Space & Extension Potential: Externally, the property truly shines. To the front, a substantial driveway provides off-road parking for up to four vehicles, alongside access to a practical double garage. The true gem awaits in the larger-than-average rear garden. Predominantly laid to lawn with a delightful assortment of mature fruit trees, this private outdoor haven offers endless possibilities for family enjoyment, alfresco dining, and gardening enthusiasts. Furthermore, the impressive plot size presents excellent potential to extend the property (subject to planning permission),

Entrance Hall

Double glazed door to the front elevation, and wall mounted radiator. Stairs rising to the first floor landing and further doors leading off to the cloakroom, lounge, dining room and kitchen.

Cloakroom

Suite comprising a low level flush WC and wash hand basin. Wall mounted radiator and double glazed window to the side elevation.

Lounge

12' x 26' (3.66m x 7.92m)

Double glazed door to the front elevation and double glazed French doors to the rear aspect. Chimney breast, two wall mounted radiators.

Dining Room

8' 9" x 16' 10" (2.67m x 5.13m)

Double glazed window to the front elevation, storage cupboard under the stairs, and wall mounted radiator.

Kitchen

10' x 16' 10" (3.05m x 5.13m)

Fitted with a range of wall and base level units. Sink and drainer set beneath the work surface with a swan neck mixer tap over. Integrated appliances comprising a dishwasher, electric oven and gas hob with a cooker hood over. Double glazed window to the rear elevation.

Utility Room

7' 9" x 6' 9" (2.36m x 2.06m)

Double glazed window and door to the rear elevation. Plumbing for white goods, and wall mounted radiator.

First Floor Landing

Double glazed window to side elevation. Stairs rising from entrance hall and doors leading off to four bedrooms and family bathroom. Airing cupboard, and airing cupboard housing modern combi boiler. Access to loft space. Wall mounted radiator.

Bedroom One

12' x 14' 7" (3.66m x 4.45m)

Double glazed window to the rear elevation, built in wardrobes and wall mounted radiator. Connecting door to en-suite shower room.

En-Suite Shower Room

Suite comprising shower cubicle, low level flush WC and wash hand basin. Double glazed window to the rear elevation and wall mounted radiator.

Bedroom Two

12' 9" x 12' (3.89m x 3.66m)

Double glazed window to the front elevation, built in wardrobe and wall mounted radiator.

Bedroom Three

9' 9" x 8' 9" (2.97m x 2.67m)

Double glazed window to the front elevation, and wall mounted radiator.

Bedroom Four

9' 8" x 7' 10" (2.95m x 2.39m)

Double glazed window to the front elevation, and wall mounted radiator.

Family Bathroom

Suite comprising bath with shower over, low level flush WC and wash hand basin with tiling to floor and walls. Heated towel rail and double glazed window to the side elevation.

Outside

Front Garden

Large corner plot with paved driveway providing off road parking. Laid to lawn with some planted shrubs and borders. Side access to rear garden.

Rear Garden

Private large rear garden which is mainly laid to lawn with some planted borders, fruit trees and shrubs. Patio area which is ideal for entertaining and gated access to the front of the property.

Garage

22' 10" max x 16' 7" (6.96m max x 5.05m)

Two up and over doors, and power and light connected. Further double glazed door to the rear elevation and window to the side aspect.

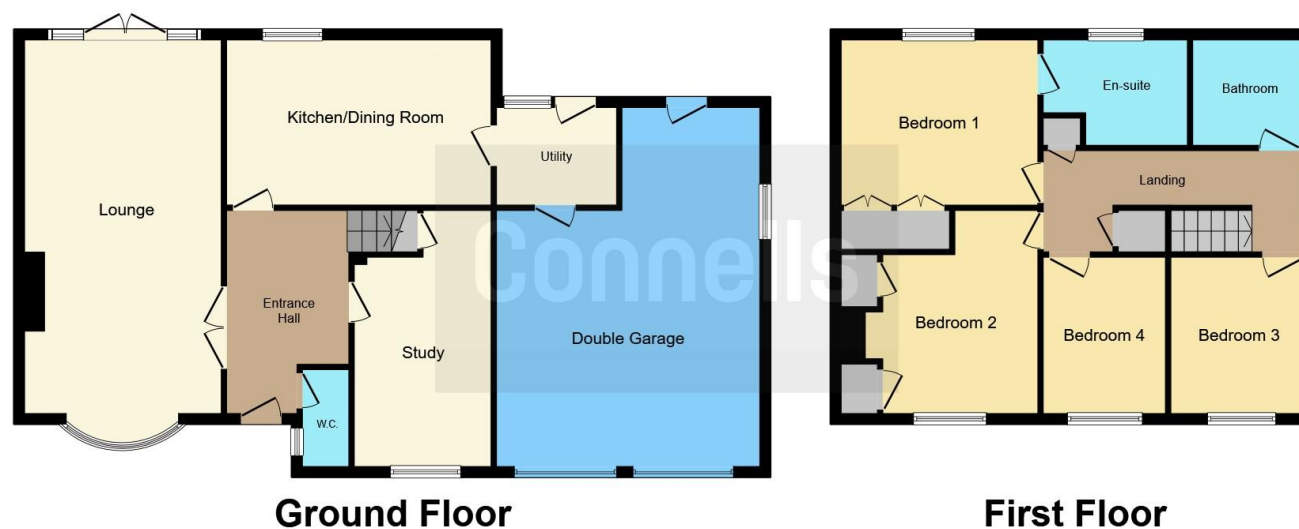
Agent Note

Planning permission approved for garage conversion into habitable space. Planning Application - 2025/1743/LDP.









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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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