

for sale

£260,000 Freehold



Lyncroft Way Northampton NN2 6LX

Connells are pleased to offer to the market, this well presented and spacious three bedroom home, ideally located in a cul-de-sac, this spacious home benefits from an open plan kitchen/dining room, and viewing is highly advised to fully appreciate.

- Energy Rating: C
- END OF TERRACE FAMILY HOME
- LOUNGE WITH BAY WINDOW AND WOOD BURNING STOVE
- OPEN PLAN KITCHEN/DINING ROOM

Property Details

Entrance Hall

Door to the front elevation. further doors lead off to the downstairs cloakroom, lounge and open plan kitchen/dining room, Wall mounted radiator and stairs rising to the first floor landing.

Cloakroom

White suite comprises low level flush w.c and wash hand basin with tiling to splash back area.

Lounge

UPVC double glazed bay window to the front elevation. Feature fireplace with tiled chimney breast, wood burning stove and solid stone hearth. Fitted cupboards in recess and wall mounted radiator

Kitchen Area

Fitted 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. space for freestanding cooker and upright fridge/freezer, plumbing for washing machine and slim line dishwasher. UPVC double glazed window to the rear elevation and open to the dining area.

Dining Area

UPVC double glazed French doors to the rear elevation leading out to the rear garden. Wall mounted radiator, fitted cupboards and shelving, open to the kitchen area and space for dining table and chairs.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three bedrooms and the family bathroom. UPVC double glazed window to the side elevation and access to the loft access.

Bedroom One

UPVC double glazed window to the rear elevation and wall mounted radiator.

Bedroom Two

UPVC double glazed bay window to the front elevation and wall mounted radiator.

Bedroom Three

UPVC double glazed window to the front elevation and wall mounted radiator.

Family Bathroom

Re-fitted three piece white bathroom suite comprising panelled bath with shower over, low level flush w.c and pedestal wash hand basin and complimentary tiling to splash back area. Wall mounted radiator and UPVC opaque double glazed window to the rear elevation.

Outside

Front Garden

Retaining brick wall, gravelled area and block paved pathway leading to the front door.

Rear Garden

A good size rear garden which is mainly laid to lawn with a patio area which is ideal for entertaining. Retaining timber fencing, gated access to the rear of the garden and a hard standing which provides a great opportunity to create off road parking for two cars side by side.

Agents Note

"Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is a relative of an Employee of the Connells Group of companies".

Council Tax Band

B





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To view this property please contact Connells on

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Property Ref: KTP408057 - 0004

Tenure:Freehold EPC Rating: C

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