



**Connells**

Rothersthorpe Road  
Northampton



### Property Description

Upon entering, you are welcomed into a warm and inviting hallway that leads to the heart of the home a generously proportioned LOUNGE/DINER. This versatile space is perfect for both relaxing evenings and entertaining guests, Adjacent is the well-appointed kitchen, offering a range of units and workspace.

A truly unique feature of this property is the cleverly converted cellar. This fantastic space now provides a versatile area that could serve as a home office, a children's playroom, a hobby space.

The first floor accommodation comprises two excellent DOUBLE BEDROOMS, both offering generous proportions and plenty of natural light. Completing the floor is the large family bathroom which has been thoughtfully designed to include a modern paneled bath with a contemporary feature, a powerful shower over a corner bath.

The true showstopper, however, is the substantial DOUBLE GARAGE. Located at the rear of the property,

Far Cotton is a highly regarded area known for its excellent amenities and transport links. The property is within comfortable walking distance of a variety of local parks, making it ideal for families and dog walkers. Well-regarded primary and secondary schools are also nearby. For the commuter, Northampton Town Centre and the mainline train station (with services to London Euston and Birmingham) are just a short distance away.



## Entrance Hall

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

## Lounge - Diner

Double glazed bay window to the front aspect. Double glazed window to the rear aspect. Two chimney breast. Gas fireplace. Two wall mounted radiators. TV point.

## Kitchen

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

## Cellar

Converted.

## Landing

Access to loft space, which is fully boarded.

## Bedroom One

Two double glazed windows to the front aspect. Chimney breast. Wall mounted radiator. Built in wardrobes.

## Bedroom Two

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

## Bathroom

Corner bath with shower over, wash hand basin and low level WC. Double glazed window to the rear aspect.

## Outside

## Rear Garden

Paved. Enclosed by wall and fencing. Access to the Double garage which has power and light and electric garage door.

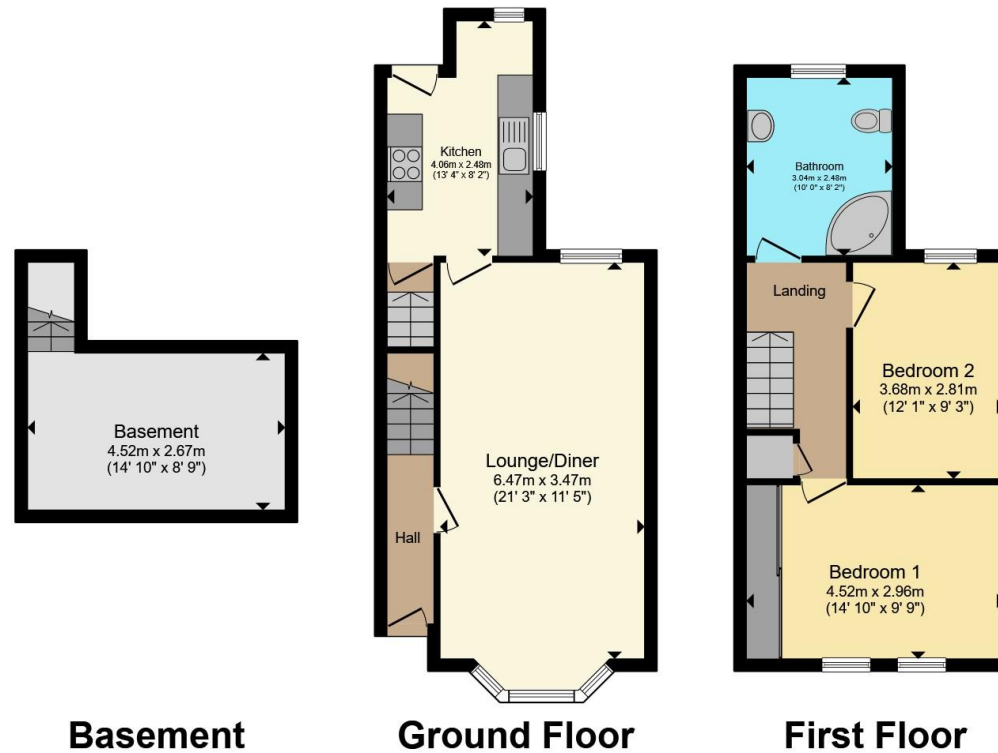
## Parking

On street parking. Double garage to the rear of the property with parking to the front.









Total floor area 89.0 m<sup>2</sup> (958 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)



To view this property please contact Connells on

**T 01604 638 281**  
**E [northampton@connells.co.uk](mailto:northampton@connells.co.uk)**

6 Wood Hill  
 NORTHAMPTON NN1 2DA

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/NHT414869](http://connells.co.uk/Property/NHT414869)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: NHT414869 - 0003