



75 Lea Road, Abington, Northampton, NN1 4PE

HOWKINS &  
HARRISON

75 Lea Road, Abington,  
Northampton, NN1 4PE

Guide Price: £225,000

A spacious and versatile Victorian terraced home arranged over three floors, offering generous family accommodation throughout. Situated in the sought-after area of Abington, the property is conveniently located close to a range of local amenities, including well-regarded schools, shops and nearby parks.

#### Features

- No onward chain
- Victorian terrace home
- Two reception rooms
- Four spacious bedrooms
- Family bathroom
- Fitted kitchen
- Cellar
- Good road links
- Local amenities
- Energy Rating- C



## Location

Abington is a popular and well-established residential area of Northampton, known for its mix of charming Victorian and Edwardian homes alongside modern properties. The area offers a range of local amenities, including independent cafés, shops, pubs and eateries, with Northampton town centre just a short distance away. Excellent transport links, including frequent bus routes and easy access to the M1, make commuting straightforward, while Northampton railway station provides connections to London and beyond.

A key feature is Abington Park, a large historic green space with ornamental gardens, lakes, play areas, tennis courts and a café. The area is also close to the local cricket ground, ideal for sports enthusiasts. With good schools, additional open spaces and convenient health facilities, Abington combines character, amenities, and accessibility, making it a highly sought-after community.

## Outside

A low-maintenance rear garden comprising a paved patio area with established trees and shrubs to the borders. The garden is enclosed by brick walling and provides an attractive outdoor space.



## Ground Floor

The property is entered via an entrance hall providing access to the principal ground-floor rooms, with stairs rising to the first-floor accommodation.

The sitting room and dining room are arranged in an open-plan layout, while retaining individual access from the hallway. The sitting room benefits from a bay window to the front elevation, creating a light and spacious reception area. A door beneath the stairs provides access to the cellar.

To the rear of the property, an inner hallway gives access to the rear garden, a ground-floor WC and the kitchen. The kitchen is fitted with a range of wall and base units incorporating a sink unit, integrated gas hob and oven, together with space and plumbing for white goods. A bay window overlooks the rear garden.

## First Floor

The first-floor landing provides access to three well-proportioned bedrooms, with bedrooms one and two benefiting from fitted wardrobes. Stairs rise from the landing to the second-floor accommodation. The family bathroom is fitted with a shower cubicle, low-level WC and wash hand basin.

## Second Floor

Occupying the top floor is a spacious double bedroom with fitted wardrobes and useful eaves storage.

## Viewing

Strictly by prior appointment via the agents.  
Tel-01604 823456.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

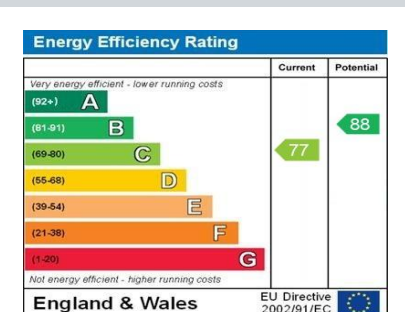
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

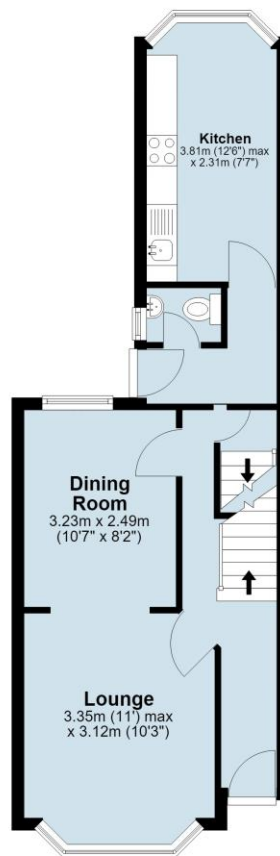
## Local Authority

West Northamptonshire Council - Tel: 0300-1267000  
Council Tax Band - B



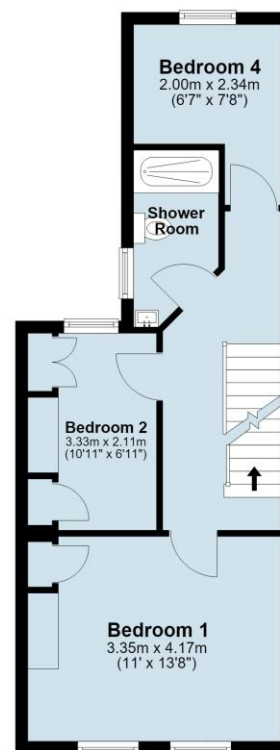
### Ground Floor

Approx. 40.7 sq. metres (438.6 sq. feet)



### First Floor

Approx. 40.0 sq. metres (430.8 sq. feet)



### Second Floor

Approx. 20.3 sq. metres (218.6 sq. feet)



Total area: approx. 101.1 sq. metres (1088.0 sq. feet)

## Howkins & Harrison

14 Bridge Street, Northampton, NN1 1NW

Telephone 01604 823456  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.