



**Connells**

Colwyn Road  
Northampton



## Property Description

From the moment you step through the spacious entrance hall, you are greeted by high ceilings, natural light and a sense of generous proportion throughout the home.

The recently refurbished ground-floor kitchen has fitted units and a large worktop create an ideal space for family meals. Adjacent, the lounge looks out onto the rear garden, providing a tranquil view over the racecourse and allowing you to enjoy the scenery from the comfort of your living room.

A convenient downstairs WC completes the ground level, while the cellar offers additional space a valuable addition for any buyer.

Upstairs, the first floor houses three well-proportioned bedrooms and a contemporary family bathroom featuring a sleek suite. Each bedroom benefits from generous ceiling heights and large windows, ensuring a bright, airy feel throughout.

The second floor is dedicated to bedroom two. This generously sized bedroom enjoys an elevated position, providing both privacy and the best possible outlooks over the racecourse.

Step outside to the long private garden, perfect for summer barbecues, children's play, or simply relaxing with a book. There is a new large decking area, ideal for hosting friends and family and a rear gate providing access onto the racecourse and beyond!

## Entrance Hall

Enter via double glazed door to the front aspect

## Cloakroom

Double glazed window to the side aspect. Low level WC and wash hand basin.

## Lounge

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

## Kitchen

Wall and base units. Oak Worksurfaces. Sink and drainer unit. Mix of gas/electric hob with hood over. Space for white goods. Boiler.

## Bedroom One

Double glazed bay window to the front aspect. Wall mounted radiator.

## Bedroom Two

Double glazed skylight to the front aspect. Wall mounted radiator.

## Bedroom Three

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

## Bedroom Four

Double glazed bay window to the rear aspect, Wall mounted radiator.

## Bathroom

Bath, wash hand basin and low level WC. Double glazed window to the side aspect.

## Cellar

## Outside

### Front Garden

Laid to lawn, path. enclosed by brick wall.

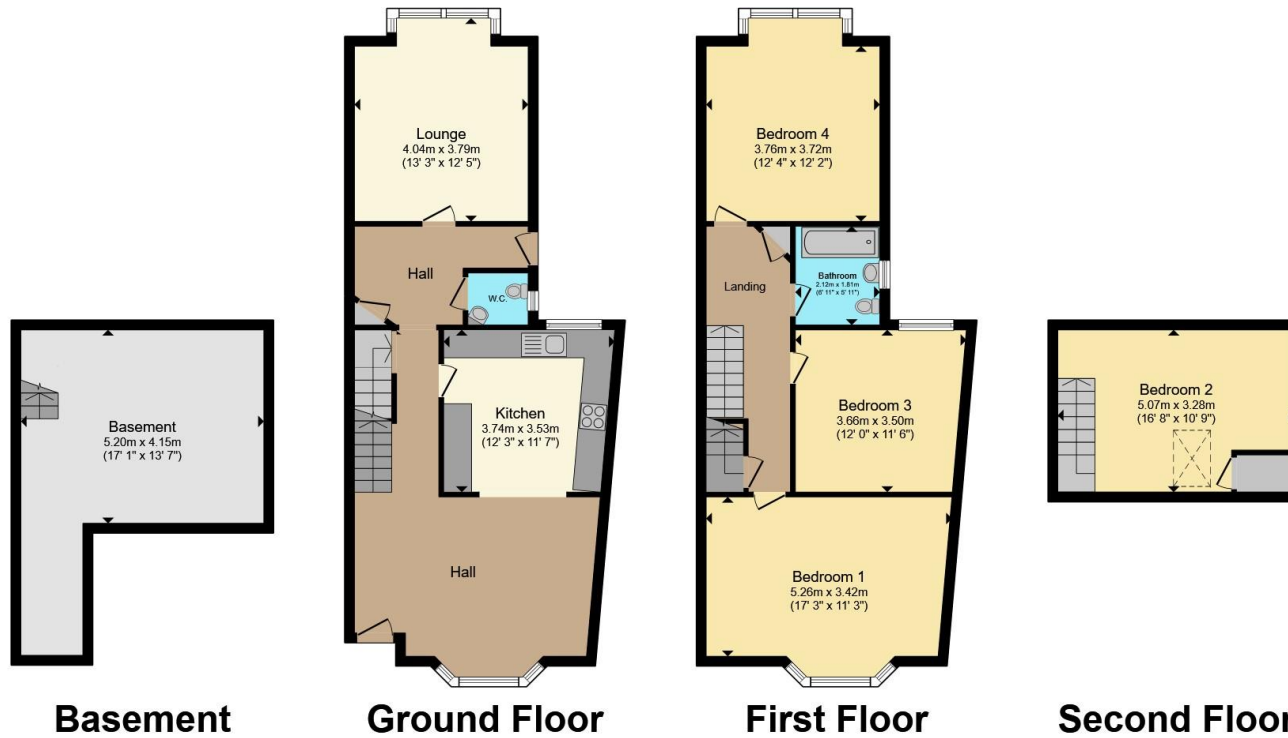
### Rear Garden

Laid to lawn. Decking. Enclosed by fencing.









Total floor area 165.5 m<sup>2</sup> (1,781 sq.ft.) approx

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EPC Rating: D Council Tax Band: D

Tenure: Freehold

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