



of historic parkland, walled gardens, walking trails, and a cafe. Placed just 0.3 miles (a 5-minute walk) from the large Asda and Lidl supermarkets, plus the local shops on St Leonards Road. Positioned within walking distance of Delapre Primary School, local medical centres, and under a 5-minute drive from the town centre.

### HOW TO GET THERE

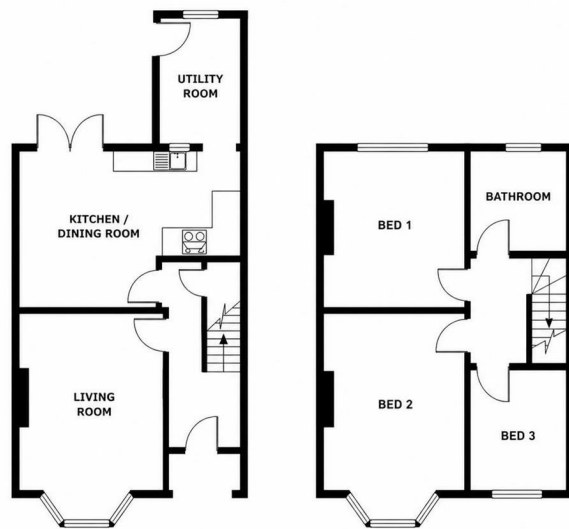
From the A45, take the exit for A508 (London Road) toward the town centre. At the roundabout, follow the signs onto Towcester Road, then turn left onto Harrowden Road and take an immediate right onto Penrhyn Road. The nearest station is Northampton Station, located about 1 mile away. It can be reached in roughly 4 minutes by taxi or enjoy a scenic 20-minute walk via the Grand Union Canal path.

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Not to scale. For illustrative purposes only

## 117 Penrhyn Road, Northampton, NN4 8EE

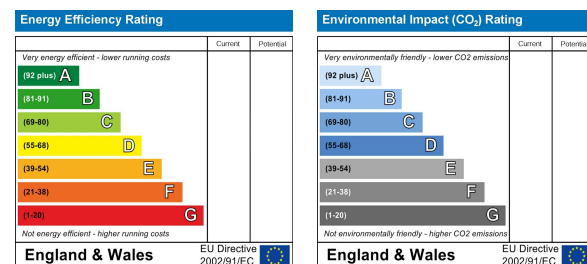


### Asking Price £250,000 Freehold

A well-presented and spacious three-bedroom family home situated in a popular residential location, conveniently positioned close to local amenities, schools and transport links. Offering bright and versatile accommodation throughout, this attractive property is ideal for families, first-time buyers or investors alike. The accommodation briefly comprises an entrance hall, a generous bay-fronted living room filled with natural light, and a bright open-plan kitchen/dining room creating an excellent space for everyday living and entertaining. Further benefits include a separate utility room providing additional storage and practicality. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property enjoys both front and rear gardens, offering excellent outdoor space.

A fantastic opportunity to acquire a well-maintained home in a convenient and sought-after location.

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## ACCOMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Entrance hall features stairs rising to the first floor

#### LIVING ROOM

11'8 x 11'8

A spacious living space featuring a bay fronted window with blinds, single paneled radiator, wooden fireplace & flooring.



#### KITCHEN / DINING ROOM

18'3 x 11'5

Comprises of a window to utility room, french doors to access rear garden, wall & floor mounted kitchen units, gas hob with extractor fan, workspaces & plumbing for dishwasher & other integrated kitchen appliances.



#### UTILITY ROOM

11'8 x 6

There is a window to the side & rear elevation, doors to the side, ample space for washing machine, tumble drier & other facilities as it has plumbing sockets.

### FIRST FLOOR

#### LANDING

With doors leading to:-

#### BEDROOM ONE

11'8 x 10'4

Features a window to the rear elevation, built in wardrobes & carpet flooring



#### BEDROOM TWO

11'8 x 9'4

Bay window to front elevation, carpet flooring & single paneled radiator



#### BEDROOM THREE

7'5 x 6'9

Window to front elevation with curtain rail, carpet flooring & single paneled radiator.



#### BATHROOM

Decorated bathroom with vinyl flooring, stone tiled walls, bath with shower over & railing, WC & washbasin with storage



### OUTSIDE

#### FRONT GARDEN

Brick wall & gated entrance with space for bins.

#### REAR GARDEN

Well sized rear garden which is partially patio, artificial grass & wooden decking, bordered with wooden fences & also features a garden shed at the rear



### SERVICES

Main drainage, gas, water and electricity are connected.

### COUNCIL TAX

Northampton Council Tax Band B

### LOCAL AMENITIES

Located moments from Delapré Abbey, offering 500 acres

For further information on viewing call 01604 230222