

for sale

offers in excess of **£300,000**



## Queens Park Parade Northampton NN2 6LP

Connells are pleased to offer to the market this well presented and updated family home ideally located in the Queens Park area of Kingsthorpe and benefiting from a WORK FROM HOME OFFICE and OPEN PLAN KITCHEN/DINING ROOM. Viewing is highly advised to fully appreciate.



# Queens Park Parade Northampton NN2 6LP

## Entrance Porch

Multi paneled door to the front elevation, with further door opening to the entrance hall.

## Entrance Hall

Doors lead off to the living room and open plan kitchen/dining room. Wall mounted radiator and stairs rising to the first floor landing.

## Living Room

UPVC double glazed bay window to the front elevation. Arched alcoves, coving to ceiling and wall mounted radiator.

## Kitchen/ Dining Room

Fitted kitchen with a range of wall and base level units. Stainless steel sink and drainer with modern swan neck mixer tap over and set into work surfaces. Space for an American Style fridge/freezer and integrated appliances comprising electric oven and four ring gas hob with cooker hood over. Plumbing for dishwasher, wall mounted radiator and space for dining table and chairs. Open to the conservatory.

## Conservatory

UPVC construction and set on a dwarf wall. UPVC double glazed windows to the rear elevation and UPVC double glazed French doors leading out to the rear garden and the extended paved patio. Fitted wall lights and wall mounted radiator with radiator cover. Utility area with fitted base unit, plumbing for washing machine and space for a tumble dryer.

## First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three bedrooms and the family bathroom. Access to the loft space.

## Bedroom One

UPVC double glazed window to the rear elevation. Wall mounted radiator and coving and recessed spotlights to ceiling.

## Bedroom Two

UPVC double glazed bay window to the front elevation. Wall mounted radiator and coving to ceiling.





## Bedroom Three

UPVC double glazed window to the front elevation. Wall mounted radiator and coving to ceiling.

## Family Bathroom

Four piece modern white suite comprising shower cubicle, panelled bath, low level flush w.c and vanity wash hand basin. Fully tiled to walls and floor, wall mounted towel rail and UPVC opaque double glazed window to the rear elevation.

## Outside

## Front Garden

Low maintenance front garden with retaining wall and pathway leading to the entrance porch.

## Rear Garden

Mainly laid to lawn with extended paved patio area which is ideal for entertaining. Retaining timber fencing and pathway to the second patio area and decking area to rear of the garden, providing access to the external home office and courtesy door to the over sized garage.

## External Home Office

Work from home office with power and lighting connected. UPVC double glazed windows to the rear and side elevation and recessed spot lights.

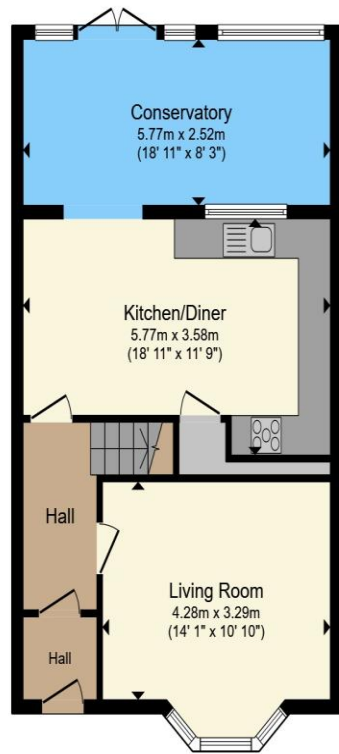
## Garage

Oversized garage with power and lighting connected and electric roller door. The garage can comfortably accommodate a mid size SUV, with a courtesy door to the rear garden.

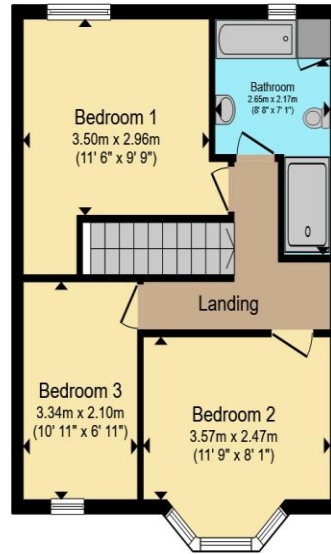
## Council Tax Band

B





**Ground Floor**



**First Floor**

Total floor area 101.7 m<sup>2</sup> (1,094 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)

**Connells**

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Property Ref: KTP408091 - 0005

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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