



**Connells**

Lynmore Close  
Northampton



### Property Description

An impressive executive four-bedroom detached family home, ideally positioned within a sought-after cul-de-sac, offering generous and versatile living space throughout-perfect for modern family life.

The ground floor welcomes you with a spacious entrance hall leading to a convenient cloakroom, a comfortable lounge, and a separate dining room ideal for entertaining. The heart of the home is the open-plan kitchen, dining, and family area, designed with both style and practicality in mind, featuring ample space for everyday living and social gatherings, with doors opening directly onto the rear garden. A separate utility room adds further convenience.

Upstairs, the property continues to impress with a generous master bedroom complete with en-suite. Three further well-proportioned bedrooms provide flexible accommodation for family, guests, or home working. Family bathroom.

Externally, the home benefits from a driveway providing off-road parking for multiple vehicles, along with a double garage. Front and rear gardens are well maintained.

### Entrance Hall

Door to the front elevation and further doors to cloakroom, dining room, lounge, and kitchen/family room/ diner . Stairs rising to first floor landing. Radiator.

### Cloakroom

White suite comprising low level flush w.c and wash hand basin, with part tiling to splashbacks. Radiator.

### Lounge

Double glazed window to the front elevation. Two radiators. Feature fireplace surround. French doors opening to dining room.

### Dining Room

French doors to the rear elevation opening onto the garden. Radiator.

### Kitchen/ Family Room/ Diner

Fitted kitchen with a range of wall and base level units. One and a half stainless steel sink and drainer set beneath work surface with tiling to splashback areas. Integrated appliances comprising fridge freezer, dishwasher, double electric oven and four ring electric hob with cooker hood over. Double glazed window to the side elevation and two double glazed windows to the rear aspect. Double glazed French doors to the side elevation. Tiled floor.

Please note this is an open plan kitchen area leading into dining area and family area.

### Utility Room

Fitted with base level unit. Sink and drainer. Tiling to splashback area. Combi boiler. Plumbing for washing machine. Space for tumble dryer. Storage cupboard. Courtesy door to the side elevation. Door to the garage.

## First Floor Landing

Stairs rising from entrance hall with doors leading to four bedrooms and family bathroom. Storage cupboard. Loft access.

## Bedroom One

Fitted wardrobes. Radiator. Double glazed window to the front elevation. Connecting door to en-suite.

## En-Suite

Suite comprising walk-in shower cubicle, low level flush wc and wash hand basin. Chrome heated towel rail. Extractor fan. Opaque double glazed window to the front elevation.

## Bedroom Two

Double glazed window to the front elevation. Fitted wardrobes. Radiator.

## Bedroom Three

Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

## Bedroom Four

Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

## Family Bathroom

White suite comprising Jacuzzi style bath, double shower cubicle, low level flush wc and wash hand basin with tiling to splashback area. Spotlights to the ceiling. Heated towel rail. Opaque double glazed window to the rear elevation. Fully tiled.

## Outside

### Front Garden

Blocked paved driveway providing parking for several cars and leading to double garage. Gated access to the rear garden.

### Rear Garden

Mainly laid to lawn. Paved patio area ideal for entertaining and relaxation. Water tap. Timber fencing. Gated access leading to front of the property.

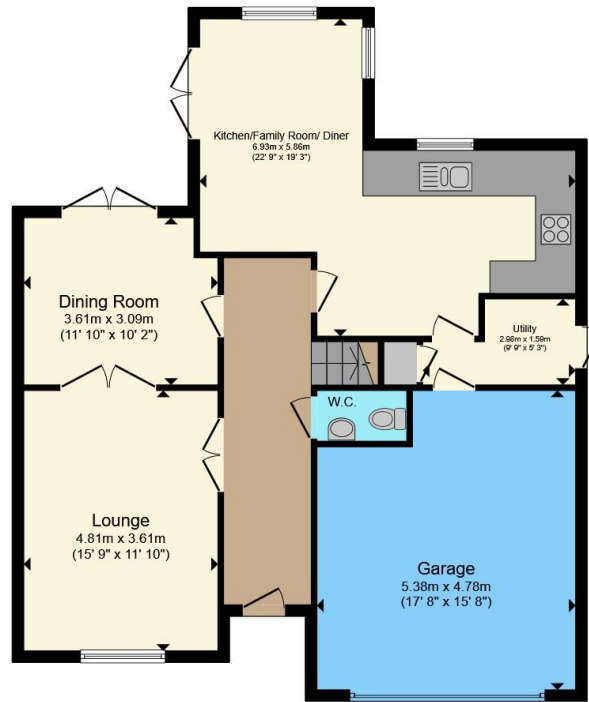
### Garage

Double garage with up and over door, and power and light connected.









**Ground Floor**



**First Floor**

Total floor area 191.6 m<sup>2</sup> (2,063 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 706644**  
**E [woottonfields@connells.co.uk](mailto:woottonfields@connells.co.uk)**

11 Tudor Court Wootton Hope Drive Wootton  
 NORTHAMPTON NN4 6FF

EPC Rating: C Council Tax Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/WFL408646](http://connells.co.uk/Property/WFL408646)**



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: WFL408646 - 0005