

**29 Lincoln Road
St James
NORTHAMPTON
NN5 5JS**

£190,000



- **TWO BEDROOMS**
- **GAS TO RADIATOR HEATING**
- **REAR COURTYARD GARDEN**

- **END OF TERRACE**
- **UPVC DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING: D**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A two bedroom end-of-terrace house offers a perfect blend of character and modern living. With its older architecture, the property exudes a sense of history and warmth, making it an inviting home for families or professionals alike.

Upon entering, you are greeted by a spacious reception room that serves as a versatile space for relaxation or entertaining guests. The room is filled with natural light, enhancing the welcoming atmosphere. The house features two well-proportioned bedrooms, providing ample space for rest and personalisation. Each room offers a unique charm, ideal for creating a comfortable sanctuary.

The property also boasts a well-appointed bathroom, designed for both functionality and comfort. The layout of the house is practical, making it easy to navigate and enjoy daily life.

Situated in a desirable location, this home is conveniently close to local amenities, schools, and transport links, ensuring that everything you need is within easy reach. The surrounding area is known for its friendly community and vibrant atmosphere, making it an excellent choice for those looking to settle in Northampton.

This Victorian end-of-terrace house is a wonderful opportunity for anyone seeking a home with character and convenience. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your own.

Ground Floor

Entrance Hall

Radiator, stairs leading to first floor, doors to:

Lounge/Diner

22'4" x 9'11" (6.81 x 3.04)

Laminate flooring, feature fireplace, radiator, understairs storage cupboard, UPVC double glazed bay window to front, UPVC double glazed window to rear, door to:

Kitchen

11'3" x 6'5" (3.44 x 1.98)

Fitted kitchen comprising sink unit with base cupboards under, a range of floor standing cupboards with work tops above, eye level cupboards, built in electric hob with extractor fan above, electric oven, wall mounted gas fired boiler, UPVC double glazed window to side, UPVC double glazed door to side, archway to:

Utility Room

Work tops, plumbing for washing machine, UPVC double glazed window to rear.

First Floor

Landing

Access to loft, built in storage cupboard, doors to:

Bedroom One

12'11" x 12'10" into bay (3.95 x 3.92 into bay)

Laminate flooring, radiator, UPVC double glazed bay window to front.

Bedroom Two

11'5" x 7'8" (3.49 x 2.35)

Feature fireplace, radiator, UPVC double glazed window to rear.

Bathroom

Suite comprising bath unit, separate shower cubicle, hand wash basin, low level WC, heated towel rail, tiled splash areas, UPVC double glazed window to rear.

Externally**Rear Garden**

Courtyard garden, mainly paved, surrounded by timber fencing.

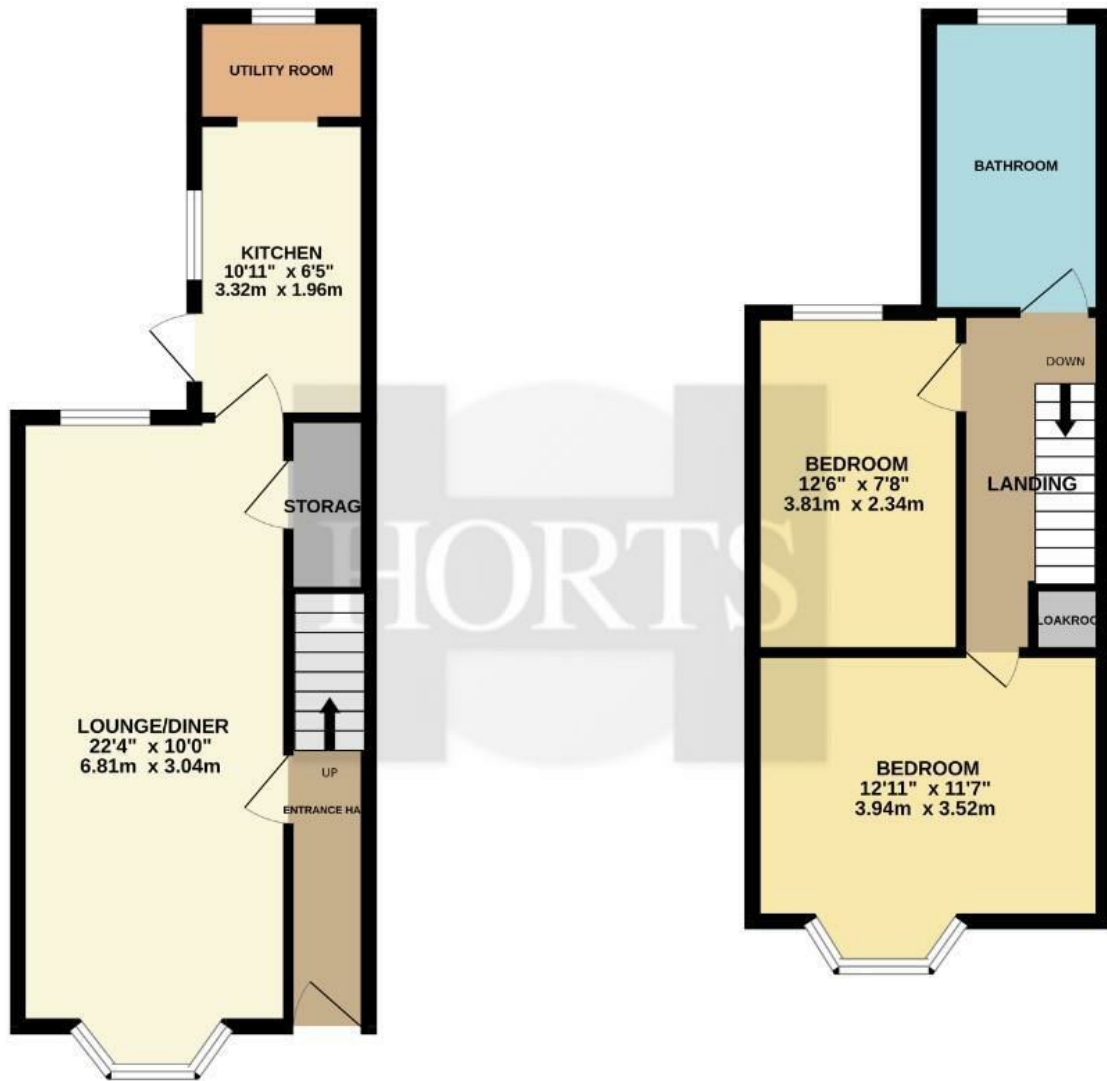
Agents Notes

Council Tax Band: A



GROUND FLOOR
391 sq.ft. (36.4 sq.m.) approx.

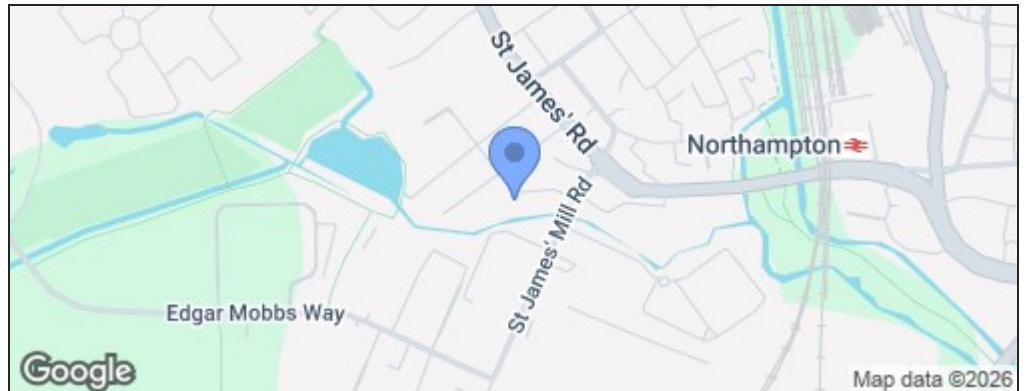
1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		59
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.