



Connells

Weggs Farm Road
Northampton



Property Description

Entering the property you are greeted by a bright entrance hall that leads to a convenient downstairs WC. The modern, fitted kitchen boasts space for appliances and ample storage, opening onto a spacious lounge the ideal setting for relaxed family evenings. Beyond the lounge lies a versatile conservatory; whether you envision a formal dining room, a children's play area or a home office, the space adapts to your needs.

Upstairs, the layout continues to impress. Two generous double bedrooms provide ample natural light, while a further single bedroom offers flexibility for a guest room or study. The master suite is a true retreat, featuring a fitted wardrobe and en-suite shower room. Completing the floor is a tastefully re-fitted family bathroom, fitted with contemporary fixtures and finishes.

Outside, the property benefits from off-road parking for several vehicles and a single-car garage for added security. The rear garden is low-maintenance, featuring artificial grass that stays green year-round and a raised decking area perfect for dining or summer barbecues.

Location

Duston – a thriving suburban enclave with excellent schools, local amenities and excellent transport links, all within easy walking distance.

Entrance Hall

Enter via door to the front aspect.

Cloakroom

Double glazed window to the front aspect. Low level Wc and wash hand basin.

Lounge / Diner

Double glazed window to the front. Space for dining table and chairs.

Kitchen

Wall and base units, Butler style sink. Space for white goods. Double glazed window to the rear aspect.

Conservatory

Brick base. Double glazed windows and door.

Lading

Stairs rising up from entrance hall. Doors to bedrooms and bathroom.

Bedroom One

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

En Suite

Double glazed window to the front aspect. Shower cubicle, wash hand basin and low level WC. Wall mounted radiator.

Bedroom Two

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

Bedroom Three

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

Bathroom

Double glazed window to the rear aspect. Bath, wash hand basin and low level WC. Wall mounted radiator.

Outside

Rear Garden

Astro turf, decking area. Enclosed by fencing.

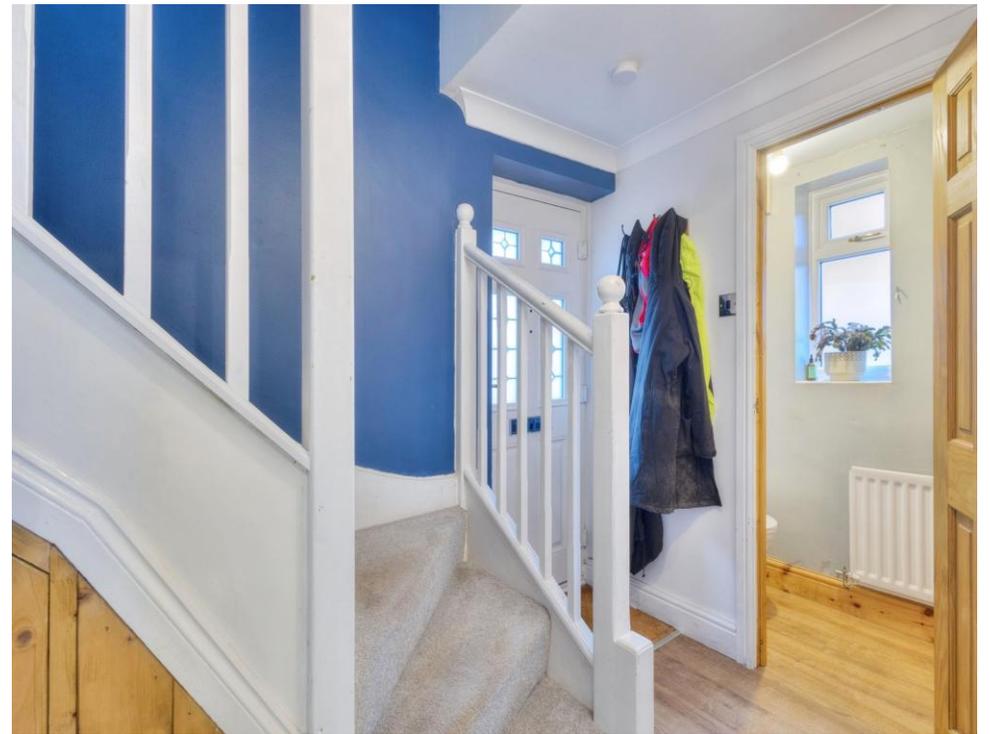
Parking

Driveway providing parking for two vehicles.

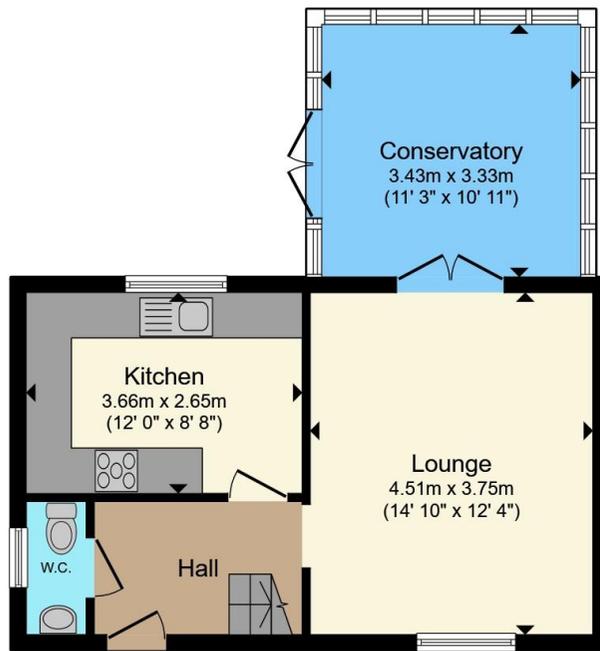
Garage

Up and over door. Wooden courtesy door to the side aspect.

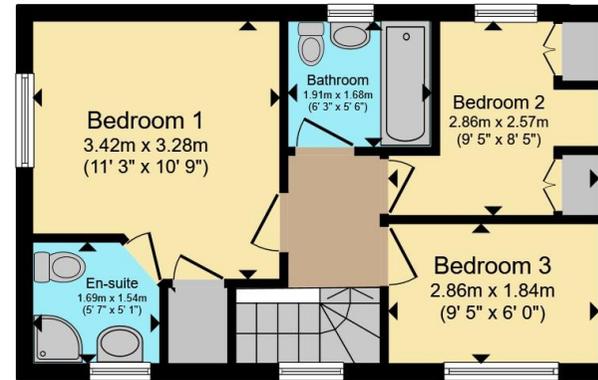








Ground Floor



First Floor

Total floor area 79.9 m² (860 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



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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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