

for sale

guide price **£375,000 - £395,000**



Lockgate Road Northampton NN4 9DP

****GUIDE PRICE £375,000 - £395,000**** Ideally located in Pineham Lock within WALKING DISTANCE OF THE GRAND UNION CANAL, this semi-detached property benefits from a spacious living room, 19ft open plan kitchen/dining room and four bedrooms with en-suite to master. SOUTHERLY FACING REAR GARDEN.

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Entrance Hall

Composite door to the front elevation and further doors leading off to the downstairs cloakroom, spacious living room, open plan kitchen/dining room and utility room. Wall mounted radiator, tiled floor, UPVC double glazed window to the side elevation and stairs rising to the first floor landing.

Cloakroom

Suite comprising low level flush w.c and pedestal wash hand basin with tiling to splash back area. Wall mounted radiator, tiled floor and UPVC opaque double glazed window to the side elevation.

Living Room

17' 5" x 11' 8" (5.31m x 3.56m)

Spacious living room with UPVC double glazed French doors to the rear elevation and leading out to the rear garden with complimentary UPVC double glazed windows either side, and further UPVC double glazed window to the rear elevation. TV point and two wall mounted radiators.

Kitchen/ Dining Room

19' 8" x 10' 5" max (5.99m x 3.17m max)

Fitted kitchen with a range of wall and base level units. Stainless steel sink and drainer with swan neck tap over and set into work surfaces, with complimentary up stands. Plumbing for

dishwasher, space for upright fridge freezer and integrated appliances comprising electric oven and six ring gas hob with splash back and extractor cooker hood over. Central heating boiler housed within matching cabinet, wall mounted radiator, tiled floor and UPVC double glazed window to the front elevation.

Utility Room

Courtesy door leading to the single integral garage. Wall mounted radiator, plumbing for washing machine and space for condensing tumble dryer.

First Floor Landing

Stairs rising from the entrance hall. Doors leading off to four bedrooms and the family bathroom. Wall mounted radiator, storage cupboard and access to the loft space which is partly part boarded and has lighting connected.

Master Bedroom

16' x 10' 4" (4.88m x 3.15m)

Two UPVC double glazed window to the front elevation. Built-in wardrobes, wall mounted radiator and connecting door to the en-suite shower room.

En-Suite Shower Room

Three piece suite comprising tiled double shower cubicle, low level flush w.c, pedestal wash hand basin with further tiling to



splash back areas. Extractor fan, shaving point and wall mounted radiator. UPVC opaque double glazed window to the side elevation.

Bedroom Two

18' 3" x 9' (5.56m x 2.74m)

Double glazed skylight and UPVC double glazed windows dormer window to the front elevation. Built-in wardrobes and two wall mounted radiators.

Bedroom Three

9' 8" x 13' 4" max (2.95m x 4.06m max)

UPVC double glazed window to the front elevation. Airing cupboard housing the hot water cylinder and solar panel controls. Wall mounted radiator.

Bedroom Four

7' 8" x 8' 4" (2.34m x 2.54m)

UPVC double glazed window to the front elevation and wall mounted radiator.

Family Bathroom

Four piece suite comprising panelled bath with mixer tap, double tiled shower cubicle, low level flush w.c, pedestal wash hand basin and further tiling to splash back areas. Extractor fan and wall mounted radiator.

Outside

Garage

18' 2" x 9' 4" (5.54m x 2.84m)

Single integral garage with up an over door and power and lighting connected. Courtesy door to rear elevation leading to the rear garden.

Front Garden

Mature shrub border and pathway leading to the front door. Tarmac driveway provides off road parking and leading to the single integral garage.

Rear Garden

Beautiful southerly facing rear garden which is mainly laid to lawn and decking area which is ideal for entertaining. Side area with artificial grass and two raised flower beds, timber shed, outdoor tap, courtesy door to the single garage and retaining timber fence.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref: WFL406072 - 0004

Tenure: Freehold

EPC Rating: B

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