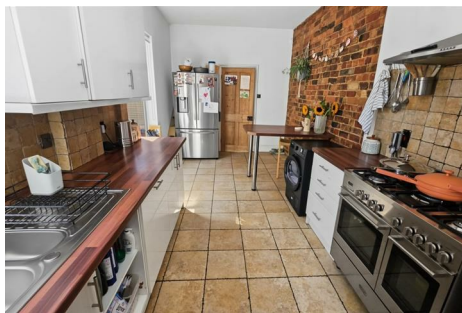


72 Lutterworth Road

**NORTHAMPTON
NN1 5JN**

Offers Over £269,995



- MID TERRACE
- SEPARATE RECEPTION ROOMS
- GAS TO RADIATOR HEATING

- THREE BEDROOMS
- UPVC DOUBLE GLAZING
- ENERGY EFFICIENCY RATING: C

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PERSONAL • PROFESSIONAL • PROACTIVE

A delightful mid-terrace Victorian house offers a perfect blend of character and modern living. With its bay-fronted façade, the property exudes a warm and inviting atmosphere, making it an ideal family home or a wonderful investment opportunity.

Inside, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. These rooms are filled with natural light, creating a bright and airy environment. The well-proportioned kitchen is conveniently located, allowing for easy access to the dining area, making it perfect for family meals or hosting friends.

The property boasts three comfortable bedrooms, each offering a peaceful retreat at the end of the day. The layout is practical, ensuring that every member of the household has their own space. The bathroom is well-appointed, catering to the needs of a busy family.

One of the unique features of this home is the cellar, which provides additional storage space or the potential for conversion into a useful area, such as a home office or a playroom. The older style of the property adds to its charm, with original features that can be appreciated throughout.

Located in a desirable area of Northampton, this home is close to local amenities, schools, and parks, making it a convenient choice for families and professionals alike. With its blend of period features and modern comforts, this Victorian house on Lutterworth Road is a must-see for anyone looking to settle in this vibrant community.

Ground Floor

Entrance Hall

Radiator, laminate flooring.

Lounge

11'5" x 11'2" (3.49 x 3.41)

Feature fireplace, radiator, UPVC double glazed bay window to front, laminate flooring.

Dining Room

18'2" x 11'8" (5.54 x 3.56)

Laminate flooring, feature fireplace, stairs rising to first floor, UPVC double glazed window to rear, door to:

Kitchen/Breakfast Room

18'2" x 8'11" (5.55 x 2.73)

Modern fitted kitchen comprising sink unit with base cupboards under, a range of floor standing cupboards with work tops above, eye level cupboards, range cooker point, tiled flooring, plumbing for washing machine, walk in pantry with double glazed window to rear, two UPVC double glazed windows to rear, door to:

Lobby

Tiled flooring, door to rear garden, door to:

Cloakroom

Suite comprising low level WC, hand wash basin, UPVC double glazed window to side.

First Floor

Landing

Laminate flooring, doors to:

Bedroom One

14'11" x 11'3" (4.55 x 3.44)

Laminate flooring, radiator, feature fireplace, two UPVC double glazed windows to front.

Bedroom Two

11'8" x 9'2" (3.57 x 2.81)

Laminate flooring, radiator, UPVC double glazed window to rear.

Bedroom Three

11'10" x 8'10" (3.62 x 2.71)

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

Bathroom

Modern fitted suite comprising bath with shower unit above, hand wash basin with vanity cupboard below, low level WC, heated towel rail, tiled flooring, tiled splash areas, UPVC double glazed window to side.

Externally**Front Garden**

Surrounded by brick front wall, paved area, pathway leading to front door.

Rear Garden

Paved patio, gravel pebble raised beds, mature trees.

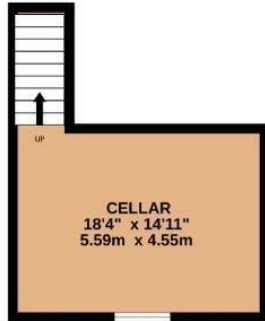
Agents Notes

Council Tax Band: B

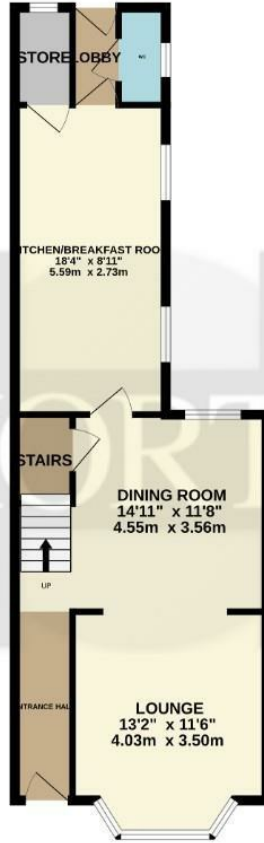




BASEMENT
191 sq. ft. (17.7 sq.m.) approx.



GROUND FLOOR
570 sq. ft. (53.0 sq.m.) approx.



1ST FLOOR
505 sq. ft. (46.9 sq.m.) approx.



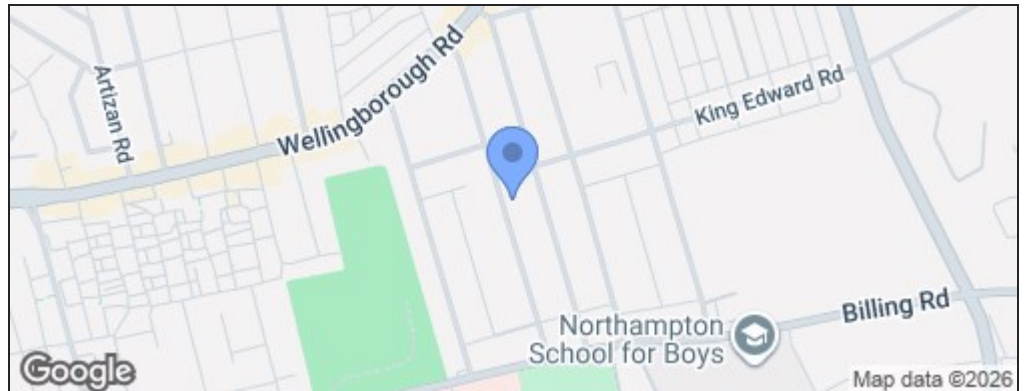
TOTAL FLOOR AREA: 1266 sq. ft. (117.6 sq.m.) approx.

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		83
(81-91) B		
(69-80) C		
(55-68) D	69	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.