

**28 Aynhoe Road
St Crispins
NORTHAMPTON
NN5 4GS**

£325,000



- **END OF TERRACE**
- **THREE BEDROOMS**
- **KITCHEN / BREAKFAST ROOM**
- **EN-SUITE TO MAIN BEDROOM**
- **EXCELLENT CONDITION**

- **RECENTLY CONSTRUCTED**
- **THREE STOREY**
- **DOWNSTAIRS WC**
- **SIDE BY SIDE OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING : B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A recently constructed end of terrace situated in a quiet street in this sought after area, offering spacious accommodation with three bedrooms spread over three storeys, and side by side off road parking to the front. With accommodation comprising in brief; entrance hall, kitchen/breakfast room, lounge/diner, and downstairs wc to the ground floor, to the first floor are two bedrooms and a bathroom, with the main bedroom with en-suite shower room to the second floor. The property also benefits from UPVC double glazing, gas central heating, and gardens to the front and rear.

Entrance Hall

Enter via composite door, stairs rising to first floor, under stairs storage, cupboard housing fusebox, radiator.

Kitchen / Breakfast Room

11'3" x 8'4" (3.43 x 2.56)

UPVC window to front aspect, wall and base units with roll top work surfaces, double oven, hob with extractor over, stainless steel one and a half sink and drainer, washing machine, dishwasher, fridge/freezer, LVT flooring, radiator.

Downstairs WC

Low level WC, pedestal wash hand basin, complementary tiling, chrome heated towel rail.

Lounge / Diner

15'8" x 11'11" (4.78 x 3.65)

UPVC French doors to rear aspect, radiator.

First Floor Landing

Doors to all rooms, radiator.

Bedroom Two

15'8" x 11'0" (4.78 x 3.36)

Two UPVC windows to rear aspect, radiator.

Bedroom Three

9'4" x 8'4" (2.86 x 2.55)

UPVC window to front aspect, radiator.

Bathroom

8'3" x 6'3" (2.54 x 1.92)

Bath unit with shower over, low level wc, pedestal wash hand basin, complementary tiling, chrome heated towel rail.

Bedroom One

17'9" x 15'8" max (5.43 x 4.78 max)

Stairs leading up to second floor, UPVC window to front aspect, Velux window to rear aspect, fitted wardrobes, radiator.

En-Suite

7'6" x 4'7" (2.29 x 1.41)

Velux window to rear aspect, tiled double shower cubicle, low level wc, pedestal wash hand basin, complementary tiling, chrome heated towel rail.

Front Garden

Lawn area with wood chip borders, various paving, driveway offering side by side off road parking for two vehicles.

Rear Garden

Mainly laid to lawn with patio area, gated side access, enclosed by wooden fencing.

Agents Note

Local Authority: West Northamptonshire

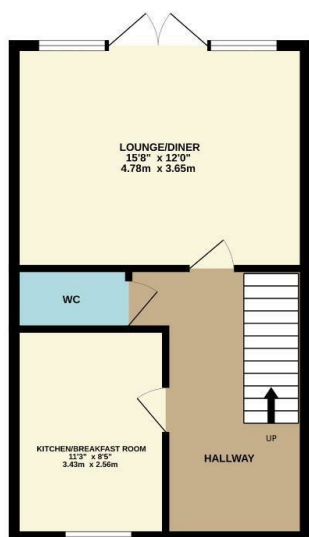
Council Tax Band: D

The vendor informs us there is an estate charge of approximately £200 per year to cover maintenance of the surrounding area.

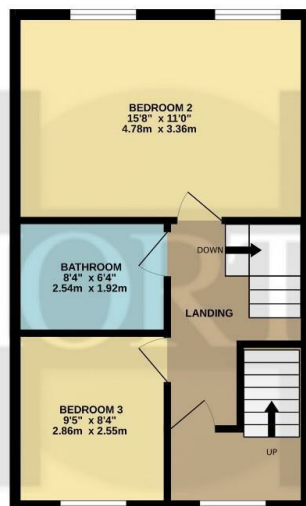




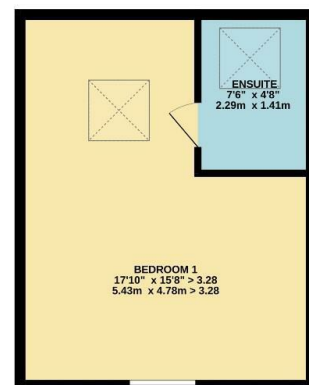
GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



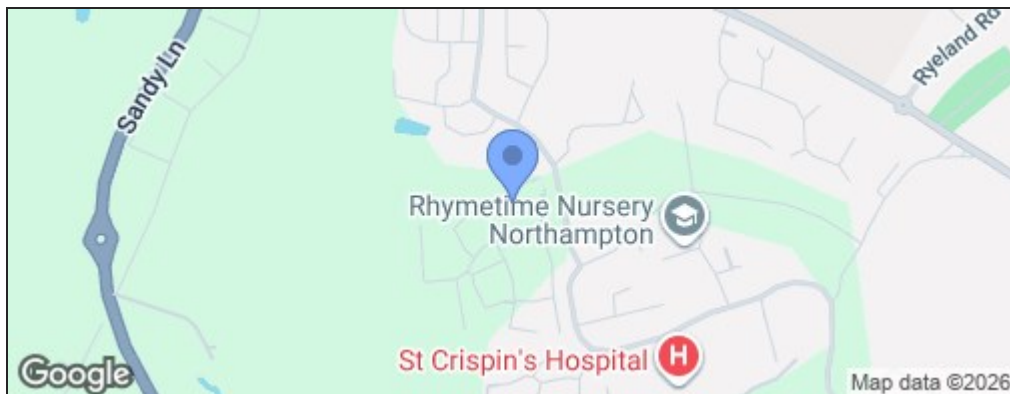
2ND FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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		95
(81-91) B	85	
(69-80) C		
(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.