11 Lee Road
Lower Harlestone
NORTHAMPTON
NN5 6WP

£240,000

HORTS

- MODERN TWO BEDROOM HOME
- TWO DOUBLE BEDROOMS
- SUPERBLY PRESENTED
- REPLACED UPVC DOUBLE GLAZING
- OPEN PLAN KITCHEN DINER
- PARKING FOR TWO CARS
- DOWNSTAIRS CLOAKROOM W.C.
- RADIATOR HEATING

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

naea | propertymark PROTECTED

The Property Ombudsman

PERSONAL • PROFESSIONAL • PROACTIVE

Superbly presented and maintained, this freehold, two bedroom, modern home is situated in the sought after Harlestone Grange area of Northampton on the outskirts of Duston. The accommodation comprises; an entrance hall, lounge, modern kitchen/diner with fitted appliances and a cloakroom W.C. on the ground floor with two double bedrooms and a family bathroom on the first floor. Benefits include: a drive with off road parking for two cars, replacement uPVC double glazing, gas fired radiator heating and gardens to the front and rear. The property is situated in a quiet development offering ease of access to the M1 motorway at junction 16 and Northampton Town Centre as well as being close to the Harlestone Firs woodland with country trails, popular with runners, cyclists and dog walkers.

Ground Floor

Entrance Hall
Entered via a uPVC double glazed door, stairs rise to the first floor landing, tiled flooring, radiator, doors to the cloakroom and lounge.

Lounge
Double glazed window to the front elevation, radiator, laminate flooring, television point, feature slate tiled wall, understairs storage cupboard, door to the kitchen diner.

Kitchen Diner
12'8 x 8'0 (3.86m x 2.44m)
Fitted with a range of wall and base level units in a white high gloss finish with complementary work surfaces over, inset one and a half bowl sink drainer unit with a mixer tap over, integrated electric oven and gas hob with a stainless steel splashback and extractor hood over, built-in dishwasher space and plumbing for a washing machine and a fridge freezer, tiled flooring, radiator, space for a table and chairs, double glazed window to the rear elevation and double glazed French doors to the rear garden.

Cloakroom W.C.
Fitted with a suite comprising a low level W.C. and a wash hand basin, tiled flooring, radiator, double glazed window to the front elevation, extractor fan.

First Floor

Landing
Loft access hatch, doors to the first floor rooms.

Bedroom One
Double glazed window to the front elevation, radiator, television point, built-in storage cupboard over stairs, laminate flooring.

Bedroom Two
Double glazed window to the rear elevation, radiator, television point, built-in wardrobes with sliding doors to the end wall.

Bathroom
Fitted with a modern white suite comprising a panelled bath with a built-in shower and screen over, wash basin and low level W,C,. double glazed window to the side elevation, extractor fan, heated towel rail, tiled flooring and tiled walls to half height and splashback areas.

Outside

Front Garden
Laid mainly to lawn, path to the front door, gated side access to a passage leading to the rear garden.

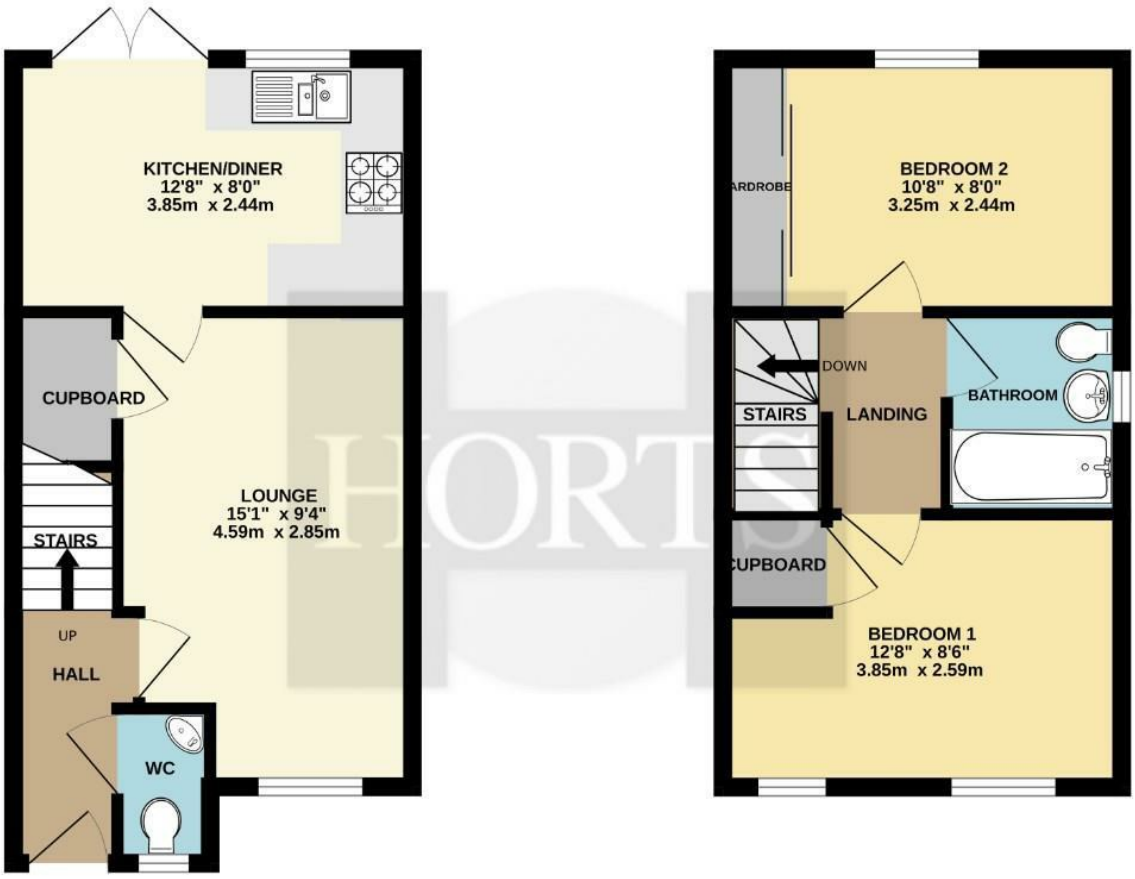
Rear Garden
A large paved patio leads to a neatly manicured and level lawn, hardstanding for a garden shed, timber fence enclosed, gated side access, outside tap and external power point.

Parking
Side by side parking is on a drive to the front of the property

Agents Notes:
Local Authority: Daventry
Council Tax Band: B
Energy performance rating: B
Green Spaces Maintenance Charge £216.00 PA

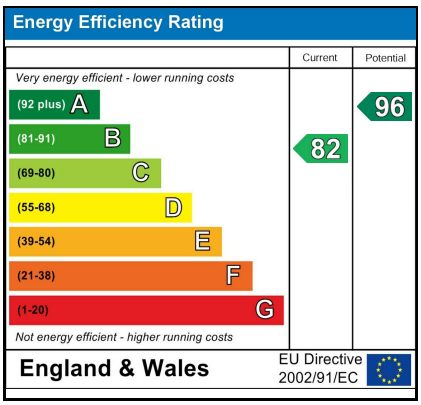
GROUND FLOOR
306 sq.ft. (28.5 sq.m.) approx.

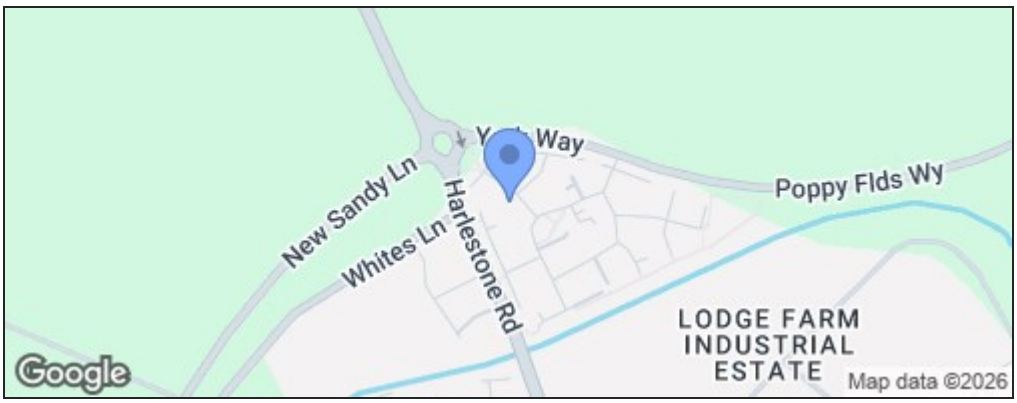
1ST FLOOR
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.5 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.
Made with Metropix ©2026





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.