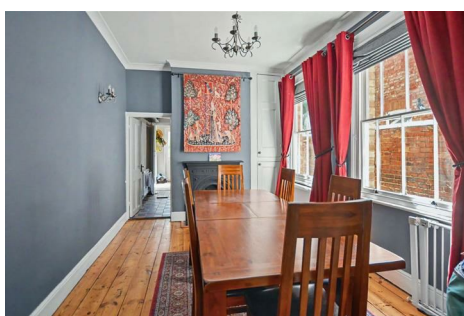


**58 Colwyn Road  
The Mounts  
NORTHAMPTON  
NN1 3PX**

**£315,000**



- **FOUR BEDROOMS**
- **NO ONWARD CHAIN**
- **CHARACTER FEATURES**
- **FOUR PIECE REFITTED BATHROOM**
- **ENCLOSED REAR GARDEN**

- **THREE RECEPTION ROOMS**
- **REFURBISHED THROUGHOUT**
- **REFITTED KITCHEN**
- **DUEL COMPARTMENT CELLAR**
- **ENERGY RATING: E**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

Offered to the market with no onward chain, this attractive Victorian bay-fronted home enjoys a sought-after location close to the Racecourse. Beautifully refurbished throughout, the property seamlessly blends period character with contemporary styling.

The spacious accommodation comprises an entrance hall, three versatile reception rooms, a stylish refitted kitchen complete with integrated appliances, a utility room and a cloakroom/WC. To the first floor are four well-proportioned bedrooms and a superbly refitted four-piece family bathroom.

Externally, the property benefits from a mature and fully enclosed rear garden.

Further features include a double compartment cellar, double glazing and gas radiator central heating.

## **Ground Floor**

### **Entrance Hall**

Entrance gained via wooden panel door, southerly facing, stripped flooring, architraves, stairs rising to first floor landing, dado rail.

### **Lounge**

12'1" x 10'5" (3.7 x 3.2)

Bay fronted double glazed window with inset wooden shutters, stripped flooring, feature cast iron fire place, ceiling rose, architraves.

### **Family Area**

12'9" x 10'9" (3.90 x 3.30)

Striped flooring, inset glass display cabinets and drawers. feature with stained and patterned glass door to;

### **Conservatory**

4'11" x 5'10" (1.5 x 1.8)

Feature wooden panel door with inset pattern glass, windows to rear aspect.

### **Dining Room**

16'4" x 9'6" (5 x 2.9)

Feature sash windows to side aspect, stripped flooring, cast iron fire place and surround.

### **Kitchen**

9'6" x 8'6" (2.9 x 2.6)

Double glazed window to side aspect, refitted with a range of wall and base mounted units, roll edge work surfaces, fitted appliances to include five gas ring hob with stainless steel extractor over, fridge/freezer and dishwasher, complimentary tiling, quarry style flooring, radiator.

### **Rear Lobby**

Providing access to rear garden, tiled flooring.

### **Utility/Cloakroom**

Frosted window to rear aspect, work surfaces with storage under, space for washing machine, feature stainless steel circular sink with mixer tap over, low level W/C, wall units.

### **Cellar**

Dual compartment cellar, power and light connected, meters.

## **First Floor**

**Landing**

Storage cupboard with loft access.

**Bedroom One**

16'0" x 11'1" (4.9 x 3.4)

Two double glazed windows to front aspect, feature cast iron fire place, built in wardrobe.

**Bedroom Two**

12'5" x 10'5" (3.8 x 3.2)

Sash window to rear aspect, stripped flooring, radiator, feature cast iron fireplace, built in cupboard.

**Bedroom Three**

9'10" x 8'10" (3 x 2.70)

Sash window to rear aspect, feature cast iron fire place.

**Bedroom Four**

6'6" x 6'6" (2.00 x 2.00)

Sash window to side aspect, stripped flooring,.

**Bathroom**

Refitted with a four piece suite comprising panel bath, separate corner shower cubicle, vanity sink unit with storage under, low level W/C, heated towel rail.

**Externally****Rear Garden**

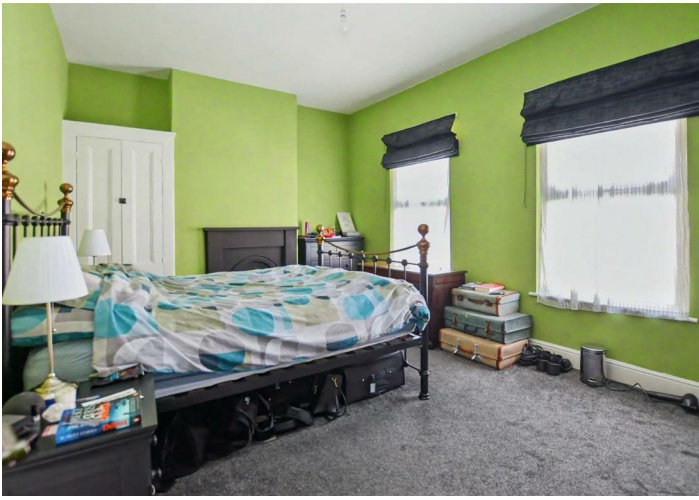
Enclosed by dwarf brick wall, established shrub borders with fruit trees, external tap and shed.

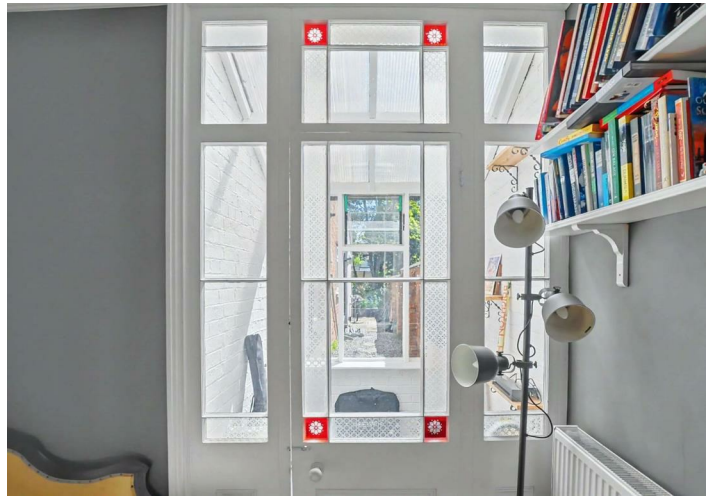
**Agents Notes**

Local Authority: West Northamptonshire

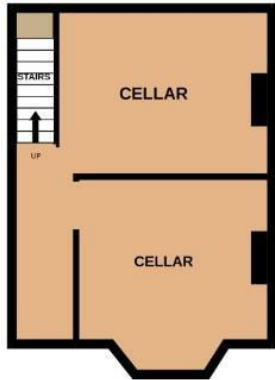
Council Tax Band: B







BASEMENT



GROUND FLOOR

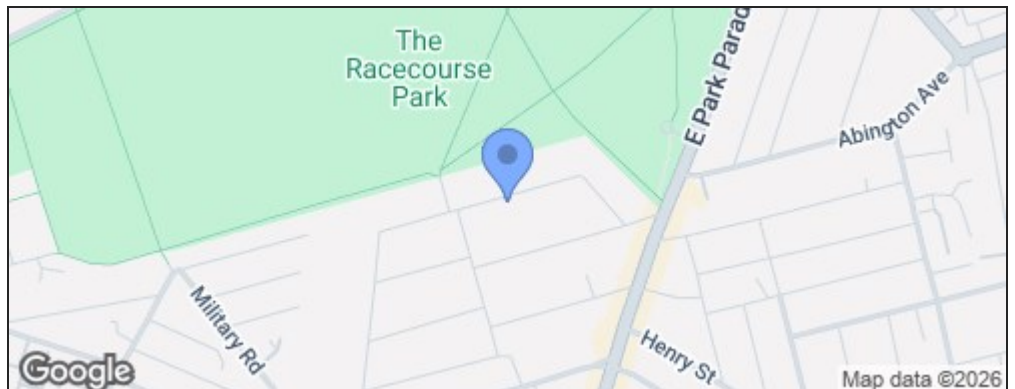


1ST FLOOR



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	70
(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.