

# Whites

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## Garrick Road, Abington Northampton NN1 5ND



**£269,995**

A well presented three bedroom family home offered to the market chain free, located on Garrick Road one of Abington's most sought after roads due to its close proximity to Abington Park.

The accommodation comprises a spacious through lounge/diner with feature fireplace, a modern fitted kitchen with contemporary units and integrated oven and hob, leading through to a conservatory providing excellent natural light. The ground floor also benefits from a shower room with WC.

To the first floor are three bedrooms and a family bathroom. Outside there is an enclosed garden with rear access, which could be used for parking one vehicle. The property further benefits from gas central heating and is ideally positioned within easy reach of the Wellingborough Road with its range of shops, restaurants and amenities. Further benefits include double glazing, bringing together an ideal home.

### **Front Garden**

Front border wall with metal gate leading to a paved pathway, with a Victorian mosaic step up to the front door and an Astroturf area to the side.

### **Hallway**

Stairs to first floor, doors to lounge/diner, shower room, kitchen and under stairs storage cupboard.



### **Lounge/Diner**

23'3" x 12'11" narrowing to 9'6" (7.09 x 3.94 narrowing to 2.9 )

Featuring a bay window to the front aspect allowing plenty of natural light, along with a double glazed window to the rear. The room also benefits from a feature fireplace with wooden mantel and inset hearth.



### **Shower Room**

1.231 x 1.631

A modern shower room fitted with a shower enclosure with glass sliding doors and tiled surround, complemented by a wall mounted wash hand basin and a low level WC. The room is finished with stylish tiled walls featuring a contrasting border detail and tiled flooring.



### **Kitchen**

11'3" x 9'10" (3.443 x 3 )

A spacious fitted kitchen comprised of a range of wall and base units with work surfaces over, incorporating a stainless steel sink with mixer tap and tiled splashbacks. Integrated appliances include an oven and gas hob with extractor hood above. The room offers ample storage and preparation space, with wood effect flooring and space for additional appliances, opens into the conservatory.



### **Conservatory**

10'7" x 8'2" at widest (3.245 x 2.5 at widest )

A bright and spacious conservatory featuring multiple double glazed windows overlooking the rear garden, allowing an abundance of natural light throughout the room and into the kitchen. The space is finished with wood effect flooring and provides an ideal additional reception area, with double glazed patio doors offering direct access to the rear garden.

### **Landing**

Doors to three bedrooms and family bathroom.



### **Bedroom One**

15'5" x 11'1" (4.70 x 3.38)

A well proportioned room featuring two double glazed windows allowing plenty of natural light, complemented by attractive wooden flooring. The room also benefits from a useful storage cupboard, along with wall mounted shelving.



**Bedroom Two**

8'10" x 9'7" (2.715 x 2.922)

Double glazed window to rear.



**Family Bathroom**

2.351 x 1.266

A well presented bathroom fitted with a panelled bath with shower and glass screen, complemented by a pedestal wash hand basin and low level WC. The room features tiled walls with decorative border detailing and benefits from a double glazed window.



**Bedroom Three**

9'10" x 6'6" (3 x 1.982)

Double glazed window to rear.



**Rear Garden**

An enclosed low maintenance rear garden featuring an area of artificial lawn with a paved patio and pathway, bordered by mature shrubs and brick wall boundaries. To the rear of the garden is a brick built outbuilding and double gates providing access to the service road behind.



Please Note this floor plan is for illustrative purposes only. All measurements are approximate and no responsibility is taken for error.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>65</b>	<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		<b>40</b>	<b>52</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		