



160 ROTHERSTHORPE ROAD
Northampton, NN4

 **DAVID COSBY**
ESTATE AGENTS



160 Rothersthorpe Rd

Northampton, NN4

£225,000 (Guide Price)

- 3 bedrooms
- New bathroom
- Spacious kitchen / diner
- French doors to rear garden
- Sitting room with bay window
- Off road parking to rear
- Front and rear gardens
- Garage

Description

A nicely presented, double bay fronted, 3 bedroom property with new bathroom, modern kitchen / diner and French doors on to the rear garden, sitting room, off road parking with garage and situated on the popular Rothersthorpe Road a short distance from shops and leisure facilities at Mereway and Northampton town centre.



The property is located on Rothersthorpe Road to the south of Northampton town centre. Set back from the road, the property is in close proximity to shops and leisure facilities at Mereway and within a short distance of the town centre itself. Nearby Delapre Abbey is a haven for wildlife and the Abbey offers stunning walks in its grounds and lovely refreshments in its new dining quarters.



The Property

Entrance Hall:

The main entrance hall is accessed via a 4-panel effect uPVC door with double glazed side lights and half moon obscure glazed top light. There is a straight flight of timber stairs with stained timber balustrades and handrail and a useful storage space beneath for coats and shoes.

Kitchen / Dining Area:

The kitchen/dining space has been opened up to provide one large entertaining area with a central island and two sets of double glazed French doors providing an abundance of natural light and access to the tiered timber deck patio area and rear garden and garage. There are views of the iconic Northampton Express Lift tower on the horizon. Base and wall units are modern and clean lined with solid timber work surfaces and chrome handles. There is a Belfast style sink with mixer tap to the central island and a 4-door Rangemaster cooker and 5-unit hob with adjacent hot plate. There is a large seating area to the dining space which currently has a small table and chairs and two armchairs for relaxing. Lighting has been provided in the form of recessed spotlights and there are two extending pendant lights with brushed chrome fittings and cylindrical glass diffusers.

Living Room:

The good sized sitting room features a 3 segment double glazed bay window to the front aspect providing good natural lighting and further natural lighting is provided by the timber panel entrance door with decorative upper glazed panes. There is an open fireplace with tiled hearth and cast iron wood burning stove. The stove is a new appliance but is yet to be fitted and a HETAS engineer will be required to complete the installation. Floors are finished with plush cut pile carpets and decorations are neutral.



160 Rothersthorpe Road is a nicely presented, double bay fronted, 3 bedroom property with new bathroom, modern kitchen / diner and French doors on to the rear garden, sitting room, off road parking with garage and situated on the popular Rothersthorpe Road a short distance from shops and leisure facilities at Mereway and Northampton town centre.

The Property

First Floor Landing:

The large first floor landing has 6-panel doors leading to the main bedrooms, bathroom and a useful storage cupboard. There is a large hinged ceiling hatch with slow open spring loaded mechanism and timber extendable ladder providing access to the large loft space which has been predominantly boarded out for storage purposes. The modern gas fired combination boiler with vertical flue is also located within the roof void.

Master Bedroom:

The master bedroom is located to the front of the property and features a 3-segment double glazed bay overlooking the front garden. It is neutrally decorated with emulsion walls and new pile carpet which extends through from the first floor landing. There is a 2-door fitted wardrobe providing good storage space.

Bedroom Two:

Bedroom two is located to the rear right-hand side of the property and features a 2-unit double glazed window overlooking the rear garden with views onto the iconic Northampton Express Lift tower on the horizon. Again, decorations are neutral with emulsion paint and loop pile carpet which extends through from the landing area. There is a 6-panel door providing access to a useful laundry cupboard with timber softwood slatted shelves.

Bedroom Three:

Bedroom three is located to the front of the property and features a 2-unit double glazed window overlooking the front garden. It is currently used as a study area and has loop pile carpet extending through from the landing area. Walls are finished with decorative motifs and there is an over stair wardrobe area with hanging rail.

Family Bathroom:

The newly installed 3-piece bathroom is a particularly attractive feature of the property and features ceramic WC with low level cistern, large ceramic wash hand basin set within wall mounted vanity unit with chrome mixer tap and square edged bath with shower cubicle incorporating chrome mixer taps and shower hose and feature rain rose above. Walls have been finished with geometric ceramic tiles to the right-hand side wall and large ceramic tiles elsewhere. Two useful niches have been formed adjacent to the shower for storage of toiletries. There is an obscure glazed 2-unit window to the rear elevation providing natural lighting.



Outside Areas

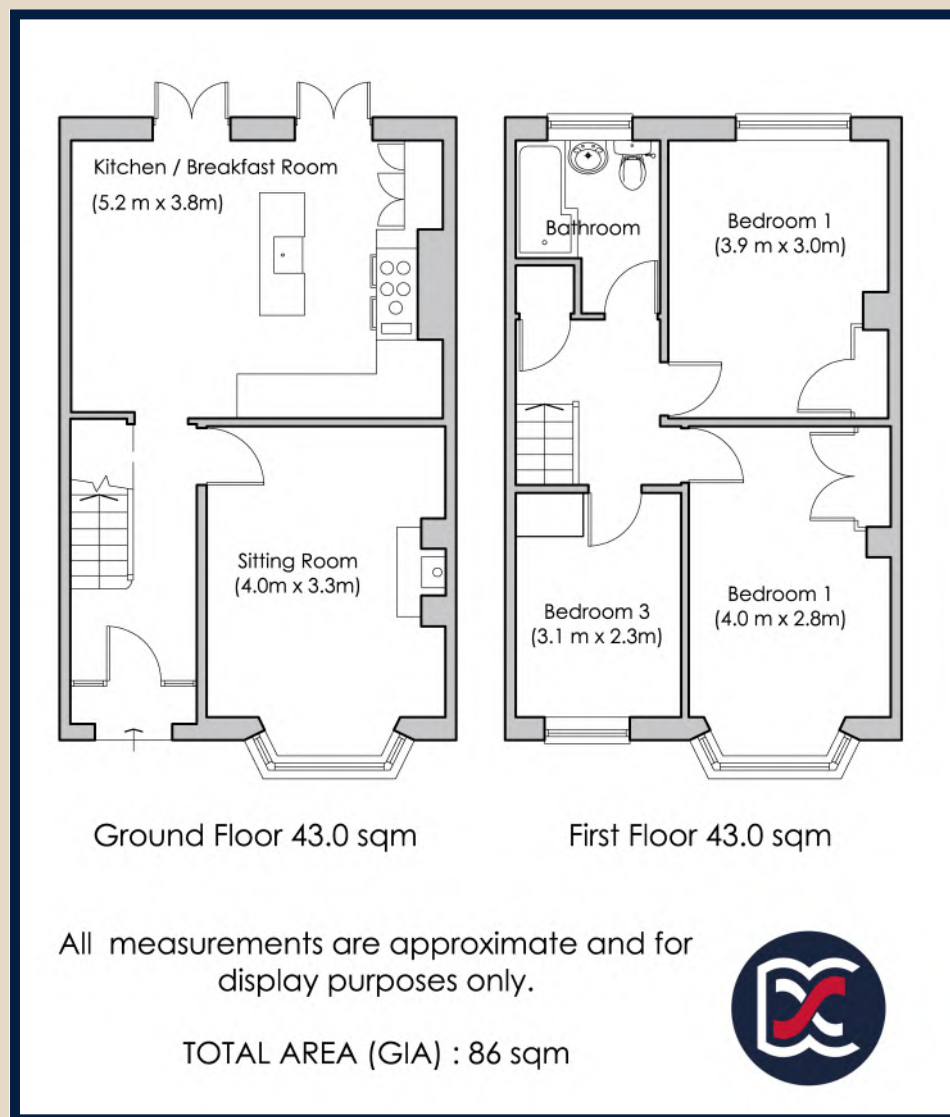
Front Aspect:

The front garden slopes down towards the entrance with a grassed area and concrete path. The entrance porch is set within an arched brick opening with tile creases. There is on street parking to the front of the property.

Rear Garden:

The tiered rear garden can be accessed via two sets of double-glazed French doors from the kitchen / diner. There is a good-sized timber deck patio area with timber and metal railings overlooking a well-tended vegetable plot. A large sectional garage with dual pitched parking bay. There is external access to the garden area via a ledged and braced timber gate.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Local Authority: Northampton Borough Council

Council Tax: Band B

EPC: Current C September 2019

Services: Electricity, Gas, Water and Drainage.

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not tested services, appliances, equipment or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

Little Court Cottage | Maidford Road | Farthingstone
Northamptonshire | NN12 8HE

t: 01327 361664 e: enquiries@davidcosby.co.uk

www.davidcosby.co.uk



0.75%

Pay Less get **More:**

- Local RICS Registered Firm
- Surveying and Legal Expertise
- Professional Photographs
- Floor Plans, EPC & Brochure
- 3D Matterport Virtual Tour
- Rightmove PREMIUM Listing
- OnTheMarket Listing
- Facebook Marketplace Listing

For a free market appraisal
call (01327) 361664

davidcosby.co.uk