

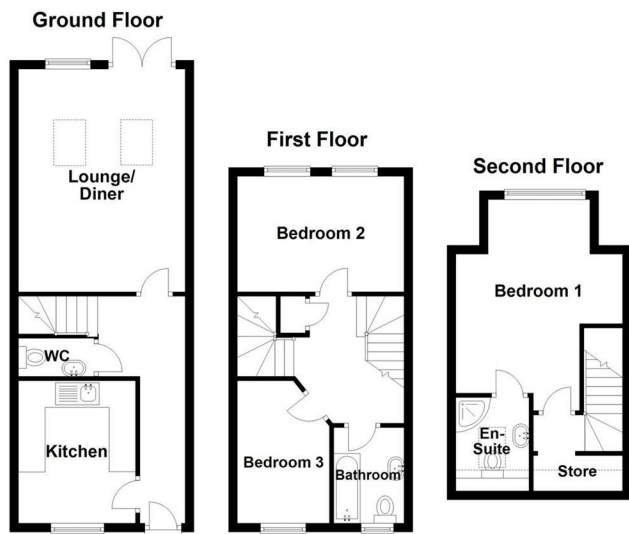


including a supermarket, banks, fashion and furniture stores, newsagents and greengrocers. Local schools include secondary schooling at Northampton School for Boys on the Billing Road and primary schooling is available. Motorway access is via Rushmere Road to Junction 15.

**COUNCIL TAX**  
Northampton Council - Band C

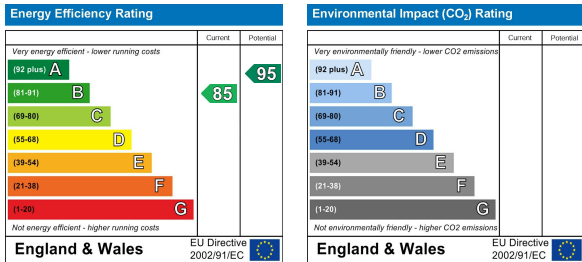
**HOW TO GET THERE**  
From Northampton town centre proceed in a north easterly direction along the A4500 Wellingborough Road and continue to the traffic light junction with Christchurch Road. Turn left into Manfield Road and at the far end turn left again into Adnitt Road where the properties stand on the right hand side.

**DOI**AK25112025/0233



Not to scale. For illustrative purposes only

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**Asking Price £275,000 Freehold**

An outstanding contemporary three-storey townhouse constructed by Wilby Homes Ltd in 2017 and situated in the heart of Abington.  
This stylish home provides beautifully arranged accommodation, featuring three bedrooms, including a top-floor main bedroom with shower room en suite, a fully fitted kitchen with integrated appliances and a bright living/dining room opening onto a private rear garden.



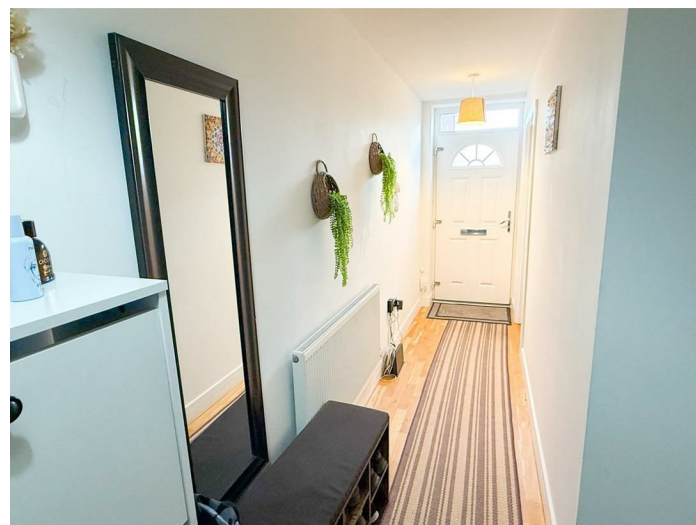
# 131 Adnitt Road, Abington, Northampton, Northamptonshire, NN1 4NQ

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

A welcoming entrance hall with attractive engineered oak flooring leading through to the main reception space. There are stairs to the first floor and doors to the lounge diner, kitchen and to:



#### CLOAKROOM

Fitted in modern white suite with WC, wash basin, and heated towel rail.

#### LOUNGE/DINING ROOM

16'8 x 12'6

A light and airy open-plan living space featuring oak flooring, two part ceilings with Velux rooflights, and Upvc Windows and French doors opening directly onto the rear terrace and garden—ideal for entertaining.



#### KITCHEN

10'8 x 8'9

A modern kitchen fitted with high-gloss cabinets and natural hardwood worktops. Integrated appliances include a dishwasher, fridge, oven, four-burner gas hob, and cooker hood. LED downlighting and tiled splash areas complete the contemporary look and there is a UPVC double glazed window to the front.



### FIRST FLOOR

#### LANDING

Containing the stairs rising to the second floor with understairs alcove space, built-in storage cupboard and panelled doors leading to:-

#### BEDROOM TWO

12'5 x 8'8

A good-sized double bedroom with twin UPVC double glazed windows overlooking the rear garden



#### BEDROOM THREE

10'8 x 6'11

A bright single bedroom with front-facing UPVC double glazed window to the front elevation.



#### BATHROOM

6'4 x 5'3

Fitted with a modern white suite comprising a shower bath with glass screen, wash basin, WC, heated towel rail, tiling to splash areas and UPVC double glazed window to the front elevation

### SECOND FLOOR

#### LANDING

With alcove storage recess and door to:-

#### BEDROOM ONE

15'6 x 12'5 maximum

A superb top-floor bedroom with vaulted ceiling, dormer window, dressing recess, and door to:



#### SHOWER ROOM EN SUITE

6'0 x 5'6

Comprising a white suite of quadrant shower cubicle, pedestal wash basin and WC. There is ceramic tiled splash areas, a vertical heated towel rail and a Velux rooflight.



#### REAR GARDEN

A private, enclosed rear garden with a paved terrace and lawn, with a pathway providing access to the rear pedestrian walkway and hard standing for a store.



#### SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a gas fired combination boiler which also provides the domestic hot water. (None of these services has been tested).

#### LOCAL AMENITIES

There are a variety of shops on the Wellingborough Road,

For further information on viewing call 01604 230222