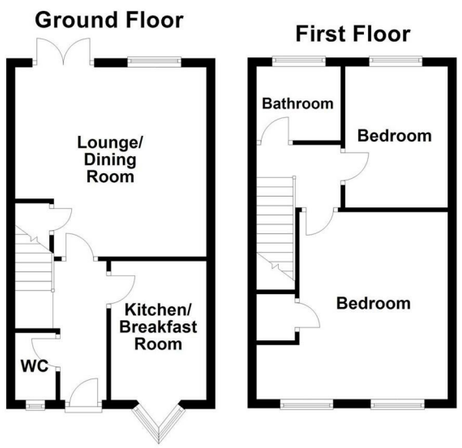
courts and the Dallington Lawn Tennis Club. There are a number of convenience stores including a Post Office and the Sainsbury Superstore on the Weedon Road at the junction with Upton Way. Local schools include Kings Heath Primary School with secondary schooling at The Duston School. There are bus services to Northampton town centre. References to schools should not be taken to mean that the property concerned is within the school catchment nor that the schools mentioned have places available.

## HOW TO GET THERE

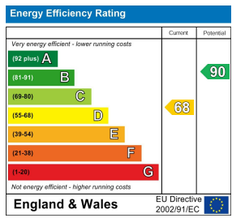
From Northampton town centre proceed in a northerly direction along the A508 onto the Barrack Road passing Semilong and Queens Park. At the traffic light intersection opposite The Cock Hotel turn left onto Mill Lane and proceed along Mill Lane and across the river. Upon reaching Kings Heath take the first turning on the right into Nene Way and then take the next right into Nene Drive then the first right again into Nene Place where the property can be found on the left hand side.

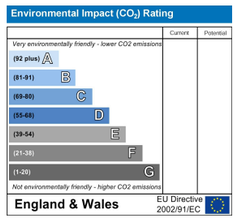
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Not to scale. For illustrative purposes only

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# 1 Nene Place, Northampton, NN5 7PR



## Asking Price £210,000 Freehold

A well-presented two-bedroom home, ideal for first-time buyers or investors, situated in a quiet cul-de-sac. The property offers comfortable and practical living accommodation, including an entrance hallway, a modern fitted kitchen with integrated cooking appliances, a convenient downstairs cloakroom, and a bright and spacious lounge with French doors opening onto the rear garden.

To the first floor are two generously sized bedrooms, both benefiting from built-in storage, and a contemporary bathroom featuring a modern three-piece suite with shower over bath.

Externally, the property enjoys off-road parking to the front for two vehicles, along with low-maintenance front and rear gardens. The enclosed rear garden provides a private outdoor space with patio and gravel areas, ideal for relaxing or entertaining. Early viewing is highly recommended to fully appreciate what this lovely home has to offer.

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# 1 Nene Place, Northampton, NN5 7PR

## ACCOMMODATION

## GROUND FLOOR

### ENTRANCE HALL
Enter via a UPVC double glazed front door with obscure glass window, stairs rising to the first floor, double radiator and doors leading to:-

### LOUNGE
14'4 x 11'11
Wood panelling, double radiator, single radiator, understairs storage cupboard, UPVC double glazed window and UPVC double glazed French doors to the rear garden.



### KITCHEN
10'4 7'2
The re-fitted range of base and eye level units with roll top work surfaces, tiled splashbacks, stainless steel sink and drainer with chrome mixer tap, built in appliances include oven, hob, extractor, washing machine, space for fridge/freezer, gas wall mounted combination boiler housing cupboard, double radiator and UPVC double glazed window to the front.



### CLOAKROOM
Fitted with WC, wash hand basin, radiator and UPVC double glazed window with obscure glass to the front.



## FIRST FLOOR

### LANDING
Loft access with pull down ladder and doors leading to:-

### BEDROOM ONE
13'11 x 9'9
Two UPVC double glazed windows to the front, double built in wardrobes, storage cupboard and radiator.



### BEDROOM TWO
10'6 x 7'8
UPVC double glazed window to the rear elevation, built in wardrobe and radiator.



### BATHROOM
6'4 x 5'6
A re-fitted suite comprising wash hand basin, panelled bath with waterfall tap and hand held shower attachment, separate shower with glass screen, tiled splashbacks, extractor and UPVC double glazed window with obscure glass to the rear.



## OUTSIDE

### FRONT GARDEN
A large front garden mainly laid to lawn with pathway to front door, outside storage shed and concrete driveway giving off road parking for two cars.

### REAR GARDEN
Patio area, gravel bed and raised decked seating area and enclosed by wood panel fencing. The rear garden enjoys a sunny aspect and privacy.



### SERVICES
Main drainage, gas, water and electricity are connected.

### COUNCIL TAX
West Northamptonshire Council - Band B

### LOCAL AMENITIES
Within Dallington there is a Recreation Ground with tennis