





LOCAL AMENITIES

Weston Favell Shopping Centre is situated approximately one and a half miles distant with adjoining Lings Sports Complex providing a range of sporting facilities. Motorway access to Junction 15 is via the A45 Nene Valley Way. Local schooling is available nearby.

HOW TO GET THERE

From Northampton town centre proceed in an easterly direction along the A455 Wellingborough Road through Abington and Weston Favell and continue on passing the Weston Favell Shopping Centre. At the Little Billing Way roundabout junction carry straight on to the next mini roundabout and then turn left onto Lings Way. Continue along this road and take the last turning on the right hand side into Goldings Road. Continue straight ahead and take the third left onto Foxcovert Road and Celeborn place is on the left.

CEDVICEC

Mains drainage, gas, electricity and water are connected. (These have not been tested)

COUNCIL TAX

West Northamptonshire Council - Band A

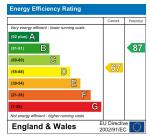
Ground Floor Kitchen/ Dining Room Bedroom Bathroom Shower Room

Not to scale. For illustrative purposes only

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Environmental Impact (CO₂) Rating Vary environmentally friendly - Jover CO2 emissions (92 plus) (A (81-41) B (88-40) C (98-44) B (98-44) C (98-

11 Celeborn Place, Northampton, NN3 8SA



Asking Price £199,950 Freehold

A well presented two double bedroom terrace house situated in a cul-de-sac location. The property accommodation is over two floors and the property features a re-fitted kitchen, updated bathroom and replacement windows and doors. The accommodation comprises; entrance hall, sitting room, kitchen/dining room with built-in oven and hob, two bedrooms, a shower room and a family bathroom. Outside is an enclosed front and rear gardens and there is off parking in the cul-de-sac but not allocated so is on a first come first serve basis.

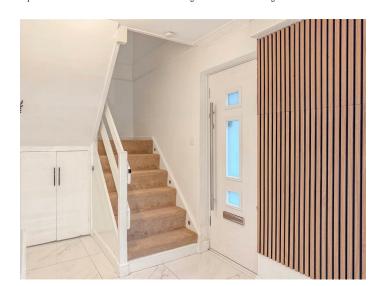
11 Celeborn Place, Northampton, NN3 8SA

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Enter via double glazed front door to entrance hall. Staircase ascending to first floor with door to cupboard under. Tiled floor. Radiator. Doors to sitting room and kitchen/dining room.



SITTING ROOM

 $13^{\circ}6$ x $9^{\circ}11$ Full height double glazed window to rear aspect. Dado rail. Radiator. Door to kitchen.



KITCHEN/DINING ROOM

19'7 x 11'8 max

A re-fitted kitchen with a range of matching base and eye level units comprising; single drainer sink unit with mixer tap and cupboard under. Built-in electric hob with extractor fan over and electric double oven with 'hide and slide' door. Marble effect work surfaces and matching splash back areas. Plumbing for washing machine and dishwasher. Space for tumble dryer. Tiled floor. Radiator. Sunken spotlights. Double glazed door to rear garden with full height double glazed window to rear aspect and double glazed window to front aspect. Door to built-in cupboard.



DINING AREA



FIRST FLOOI

LANDING
Access to part boarded loft space. Door to

Access to part boarded loft space. Door to cupboard housing gas boiler. Doors to:-

BEDROOM ONE

Double glazed window to rear aspect with radiator under. Mirror fronted sling door triple wardrobe.



BEDROOM TWO
13'5 x 11'8
Double glazed window to rear aspect with radiator under



BATHROOM

Three piece white suite comprising; panelled bath with mixer tap and shower attachment. Wash hand basin and low flush wc. Tiled walls. Frosted double glazed window to front aspect.



SHOWER ROOM
Shower cubicle. Tiled splash back areas. Frosted double glazed window to front aspect.



OUTSIDE

REAR GARDEN

Paved patio area with brick retaining wall and step down to artificial grass. Enclosed by fencing.