

Wellingborough Road

Northampton

JACKSON GRUNDY | The Village Agency



Wellingborough Road
Northampton, NN1 4EY

TOTAL AREA: APPROX. 221.7 SQ. METRES (2386 SQ. FEET)

PROUDLY POSITIONED DIRECTLY OPPOSITE THE BEAUTIFUL ABINGTON PARK IN NORTHAMPTON, THIS CHARACTERFUL VICTORIAN TOWNHOUSE OFFERS TRULY EXPANSIVE AND VERSATILE ACCOMMODATION, ALONGSIDE AN EXCITING OPPORTUNITY FOR A NEW OWNER TO PUT THEIR OWN STAMP ON A WONDERFUL PERIOD HOME.

BASEMENT
- CELLAR ROOM ONE
- CELLAR ROOM TWO
- STORE

GROUND FLOOR
- ENTRANCE PORCH
- HALL
- DINING ROOM
- KITCHEN / FAMILY ROOM
- UTILITY ROOM

FIRST FLOOR
- LANDING
- BEDROOM ONE
- DRESSING ROOM
- EN-SUITE
- BEDROOM TWO
- EN-SUITE

SECOND FLOOR
- LANDING
- BEDROOM THREE
- BEDROOM FOUR
- BEDROOM FIVE
- BEDROOM SIX
- BATHROOM

OUTSIDE
- FRONT GARDEN
- REAR GARDEN
- TANDEM GARAGE











THE PROPERTY

On entering, a charming porch leads into a welcoming hallway, complete with original Victorian tiled flooring, a sweeping staircase and a beautiful stained glass window that floods the space with natural light. Doors lead to the principal ground floor rooms.

To the left, you'll discover a truly impressive kitchen, beautifully appointed with bespoke cabinetry and an enormous central island. Complemented by quartz worktops, the kitchen is exceptionally well equipped, featuring two ovens, a double Belfast sink with Quooker tap, tall fridge and dishwasher. An enviably well appointed pantry sits at the far end, while handsome herringbone flooring runs throughout. The kitchen also incorporates a lovely living area, complete with tall shuttered windows and a log burning stove, creating a wonderfully sociable and inviting space.

Opposite sits a well proportioned dining room, featuring an attractive tall shuttered bay window, while off the rear hallway is a generously sized utility room.

The first floor offers two fantastic double bedrooms. The principal suite is particularly impressive, enjoying lovely views across the park, an exceptionally spacious dressing room and an en-suite bathroom. The second bedroom is equally generous in size and benefits from park views, a walk in wardrobe and another impressive en-suite bathroom.

A further staircase leads from the first floor landing to the second floor, where striking exposed brickwork adds to the property's character. Here, you'll find three additional bedrooms, comprising two excellent doubles and a single bedroom, alongside a modern family bathroom.

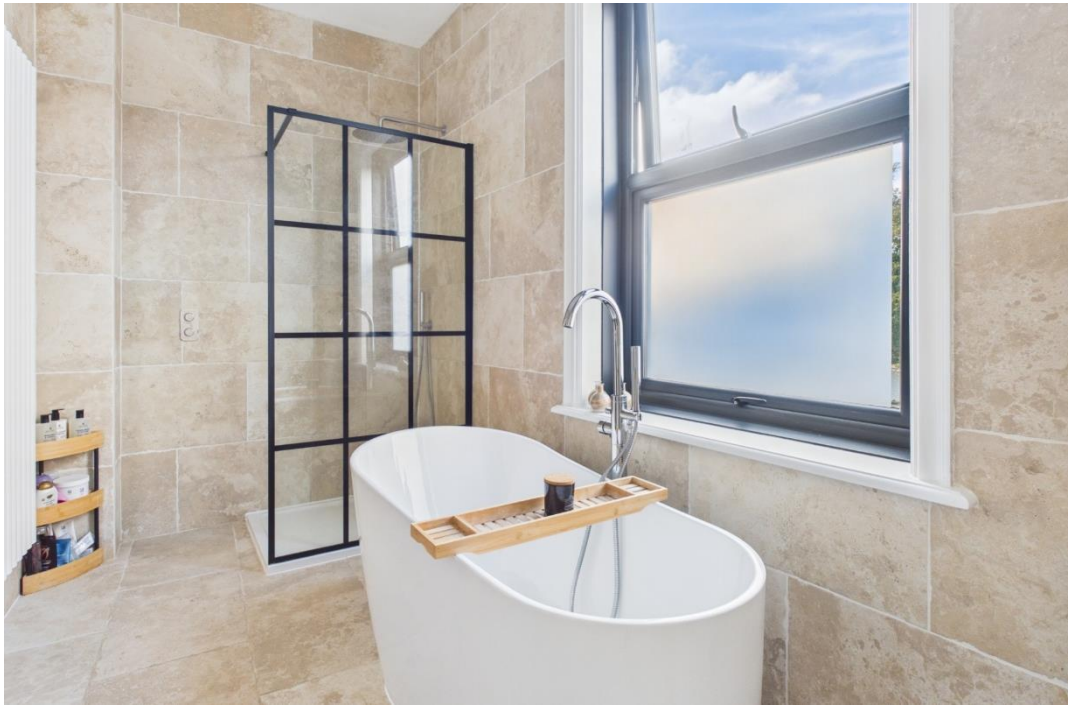
Further accommodation is provided by a substantial cellar, thoughtfully divided into three separate sections, all benefiting from impressive ceiling heights and offering excellent versatility.

Outside, the rear garden is predominantly laid to lawn and offers plenty of scope for landscaping and creating a wonderful outdoor space. At the far end of the garden is a tandem length garage, providing valuable additional storage or parking.

EPC Rating D. Council Tax Band F.









LOCATION

Abington is an extremely popular district of Northampton, home to the County Cricket Ground and bordering Abington Park, a lovely green open space with lakes, aviaries, cafe and museum. Both the Wellingborough Road and Kettering Road run through Abington offering an eclectic mix of shops, bars and eateries as well as giving access to and from the town centre itself. The nearest large supermarket facilities can be accessed within 1¼ miles either in the Spinney Hill or Kingsthorpe areas whilst Northampton offers a further variety of pubs, bars and restaurants plus high street shopping, markets, two theatres (Royal & Derngate) and a cinema/leisure complex. In relation to transportation, Northampton's station has mainline rail services to London Euston and Birmingham New Street whilst Abington's position allows easy access to a variety of main roads including the A45, A43, A508 and A428 and in turn link to the A14 and M1.







IMPORTANT NOTICE

Important Notice - 1. Viewings by appointment only through Jackson Grundy. 2.These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES (SQ. FEET)



Approximate total area(1)

2386 ft²

221.7 m²

Reduced headroom

55 ft²

5.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



01604 624900

thevillageagency@jacksongrundy.co.uk

www.jackson-grundy.com

@jacksongrundyestateagents

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