

# Whites

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## Leah Bank, Northampton NN4 8RH



**£309,995**

This three-bedroom immaculately presented detached home is uniquely positioned at the end of Leah Bank with a plethora of nearby amenities including a primary school, park, and supermarkets. You are welcomed to the property by a landscaped front garden with an array of plants and decorative borders with a spacious driveway to one side offering ample parking and leading to the garage and garden. The ground floor accommodation comprises of a hallway to the centre, a modern high gloss white kitchen with a mixture of units offering a range of storage options, a separate dining room and a spacious lounge (2.9m approximately) with a feature fireplace and patio doors to the rear garden decking. To the first floor are three bedrooms, two doubles and a single. The main bedroom benefits from an en-suite shower room there is also a family bathroom that includes a bath with shower over. The rear garden boasts covered seating areas, decorative paving and a summer house ideal for entertaining. There is also a usable detached garage. Further benefits include additional cavity wall insulation that was installed in 2010 and double-glazed windows that were installed in 2016 bringing together an ideal home.

### **Front garden**

Decorative border fencing surrounding artificial grass with decorative pebbles to the property edge with a pathway through the centre leading to the front door. There is a driveway to one side of the property offering ample parking and leading to the garage. There is also an array of decorative plants including a tree with its own borders.

### **Enter Via**

Front door with obscured glass insert into:

### **Hallway**

Double panel radiator, entrance matt leading to laminate flooring, stairs to first floor and doors to lounge, dining room, kitchen and downstairs WC.



### **Kitchen**

16'4" x 7'1" (4.98 x 2.17)

Single panel radiator, double glazed window to rear, range of base and eye level high gloss white units, stainless sink with drainer, space for washing machine and undercounter fridge/freezer, tiled flooring, tiled to water sensitive areas, doors to dining room and rear garden.



**Dining room**

9'10" x 8'5" (3 x 2.58)

Single panel radiator and double glazed window to front.

**Downstairs WC**

Single panel radiator, obscured double glazed window to front, laminate flooring, wall mounted Wash hand basin and WC.







### **Living Room**

15'10" x 10'1" (4.85 x 3.08)

Two double panel radiators, double glazed window to front, feature fireplace with electric fire and patio doors into the rear garden.

### **Landing**

Double glazed window to rear, doors to three bedrooms and family bathroom.



### **Bedroom One**

12'11" x 8'11" (3.94 x 2.73)

Single panel radiator, double glazed window to front and door to en-suite.



### **En-suite**

Wall mounted towel rail, obscured double glazed window to side, laminate flooring, tiled to water sensitive areas, three piece suite including vanity wash hand basin, double shower and low level WC.



### **Bedroom Two**

10'2" x 9'4" (3.11 x 2.86)

Single panel radiator, double glazed window to front and built in wardrobe.



**Bedroom Three**

7'1" x 6'5" (2.18 x 1.96)

Single panel radiator and double glazed window to rear.



**Family bathroom**

Single panel radiator, obscured double glazed window to rear, tiled to water sensitive areas, three piece suite including vanity wash hand basin, low level WC and bath with shower over.







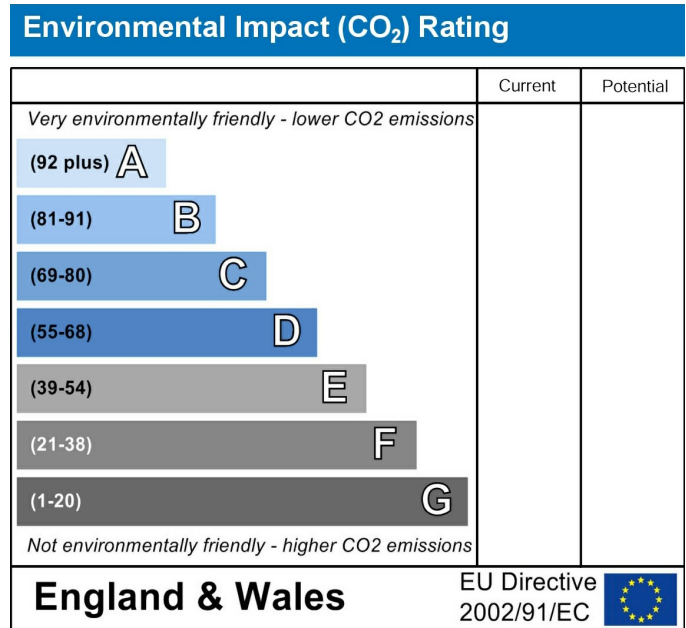
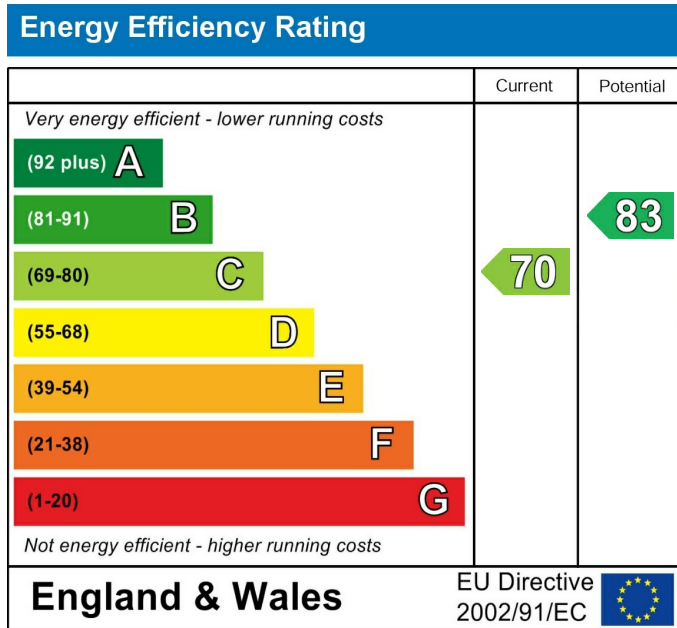
### Rear Garden

This immaculately landscaped garden starts with decorative paving leading onto artificial grass with a step up to a decked area set before the summer house that boasts light and power. To one side of the garden, there is a covered decked area that comes out from the patio doors offering sheltered outside dining. To the other side of the garden is access to the garage and a further gate to the driveway.

### Detached garage

17'3" x 9'1" (5.26 x 2.78)

Light and power. There is also an up and over garage door.





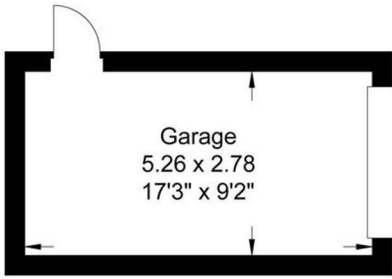
## 52 Leah Bank, NN4 8RH

Approximate Gross Internal Area = 83.30 sq m / 896.63 sq ft

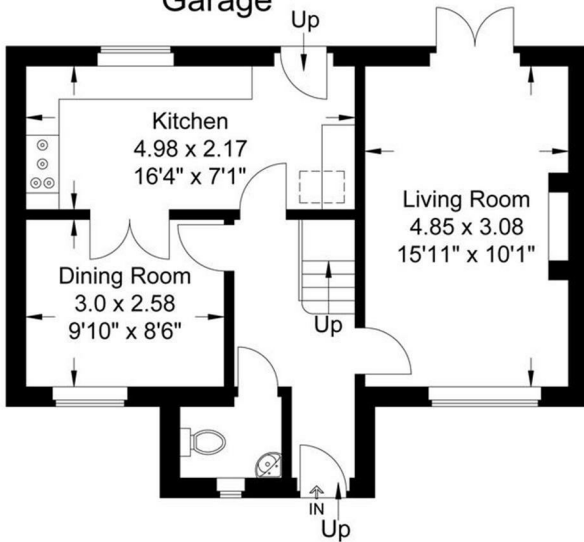
Garage = 14.62 sq m / 157.36 sq ft

Total Area = 97.92 sq m / 1054.00 sq ft

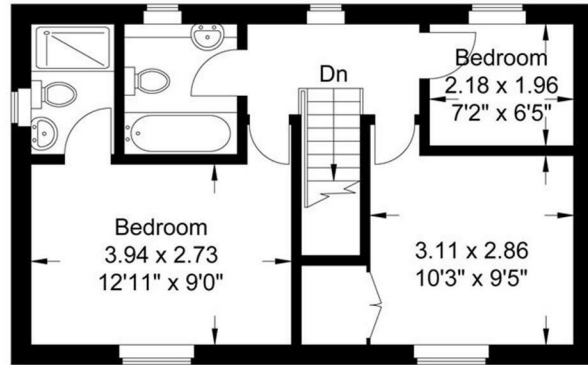
Illustration for identification purposes only,  
measurements are approximate, not to scale.



Garage



Ground Floor



First Floor