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Loyd Road, Northampton NN1 5JB



£319,995

This fabulous family home is located on Loyd Road just a short distance from Abington Park and the Wellingborough Road with its multitude of Restaurants pubs and trendy bars as well as close proximity to the Town Center. There is a varied choice of Schools and Doctors in the area as well as the General Hospital. The property itself has everything expected of a Victorian era style home with stripped floorboards and feature fireplaces. It has been lovingly cared for by the owners and decorated to a high standard incorporating style and flare. The accommodation on the ground floor has a through lounge dining room with traditional sliding stripped doors to segregate if desired but also a third reception used currently as a study area with access to the kitchen which has fitted white goods. To the lower ground floor the cellar has been converted to make a cosy lounge or fourth quest bedroom. To the first floor there are three bedrooms and a family bathroom. The rear garden is low maintenance with slabbed paving and flower beds. This is a lovely home in a very sought after area and presented with no upper chain.

Enter into

Enter via Strip wooden door with stain glass insets door into hallway hallway



Hallway

Laminate Flooring with double panelled radiator. Strip wooden door into lounge, dining area and kitchen. Stairs to first floor landing.



Lounge

23'11" x 10'10" (8'6" into dining room) (7.294 x 3.320 (2.592 into dining room))

Bay window to front with seating area underneath. Double Panelled radiator. Feature fireplace with tiled hearth, ornate inset and mantle over. Stripped wooden sliding doors through to dining room.



Dining room

Entered via stripped wooden door A range of fitted display cabinets and drawers to one wall Single panelled radiator. Double glazed window to rear.



Reception room

Entered via stripped wooden door laminate flooring and stripped wooden skirting. Stripped wooden door leading to kitchen and cellar. Victorian style radiator. Sash window to side elevation. Build in cupboard with drawers underneath.



Kitchen

14'8" x 7'9" (4.486 x 2.371)

A range of base and eye level pine effect units with roll top surfaces. Gas hob with electric oven. Washing machine and tumble dryer. Tiled to heat and water resistant areas. Two double glazed windows to side elevation. Stainless steel sink and drainer with mixer tap over. Integral fridge and freezer. Tiled flooring. cupboard housing wall mounted boiler. Spotlights to ceiling. Upvc double glazed door to garden and door to converted cellar.



Converted cellar

12'7" x 11'10" (3.841 x 3.630)

Freestanding Victorian style radiator. Built in storage cupboard housing consumer units. Electric fire with mantle over. Vinyl wood effect flooring.

Landing

Loft access. Strip wooden doors to bedrooms and bathroom. Strip wooden banister rail. Light well to ceiling.



Bedroom 1

13'0" x 9'7" (3.985 x 2.929)

Entered via stripped wooden door Stripped wooden flooring. Sash window to front. Feature fireplace with mantle over and tiled hearth. Double panelled radiator.



Bedroom 2

11'5" x 7'6" (3.489 x 2.304)

Upvc double glazed window to rear. Strip wooden door. Fitted cupboard. Feature fireplace with tiled hearth and mantle over. Single panelled radiator.



Bedroom 3

8'0" x 8'1" (2.443 x 2.474)

Enter via strip wooden door. Single panelled radiator. Upvc double glazed window to rear.




Bathroom

Three piece white suite with panelled bath with shower over, low level wc and pedestal wash hand basin. Frosted double glazed window to side elevation. Chrome vertical towel heater. Tiled to full height around bath and splashback around sink.



Garden

Mainly blocked paved. Surrounded on all sides by wooden fencing and dwarf brick wall with an abundance of shrubs and flowers

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	