



2 Thompson Close, St Crispin, Northampton, NN5 4UE

HOWKINS &  
HARRISON

2 Thompson Close, St Crispin,  
Northampton, NN5 4UE

Guide Price: £274,000

A well presented modern house located in the popular and desirable area of St Crispins, occupying a pleasant cul-de-sac position.

### Features

- Modern family house
- Lounge
- Kitchen/breakfast room
- Cloakroom
- Three bedrooms
- En-suite to master
- West facing rear garden
- Garage & driveway
- Close to local amenities
- Energy Rating- C



## Location

Nearby, In Kent Road there is a One Stop Store, coffee shop and takeaway restaurants. Within Duston there are a number of shops including a Bakery and Post Office. The nearby Sixfields Leisure Area provides Cinema, Restaurants, Fitness Centre, Sainsburys, Next, Boots and M&S as well as others. Motorway access is to Junction 15A and Junction 16 via the A45 South and the A45 West respectively. Local schooling for all age groups is also within the vicinity.

Situated approximately 2 miles west of Northampton town centre and around 1.8 miles from Northampton Railway Station. Convenient access to the A45, A43, M1 Junctions 15A and 16, making commuting to Milton Keynes, Coventry, Birmingham and London straight forward. Regular bus services operate from nearby Upton and Duston route. Nearby schools include: Upton Meadows Primary School, St Luke's Church of England Primary School and Duston secondary School.



## Ground Floor

The entrance hall is approached through a hardwood door with stairs rising to the first floor accommodation and LVT flooring in the hall which continues into the sitting room that overlooks the front aspect with an archway giving access to a cloakroom with wc and wash hand basin. The kitchen/breakfast room is positioned to the rear of the property enjoying a view of the rear garden, with access through UPVC French doors. There is a range of shaker style cabinets, working surfaces incorporating a sink unit and appliances that include, gas hob, electric oven, dishwasher and fridge/freezer. There is also a concealed gas fired boiler, plumbing for washing machine and a useful understairs cupboard.

## First Floor

The first floor landing has an airing cupboard with hot water cylinder and access to all bedrooms. The master bedroom enjoys a en-suite shower room and built-in wardrobes. There are two further bedrooms and a family bathroom that make up the accommodation.

## Outside

Outside, the front of the property has artificial lawn with a pathway leading to the front door, whilst the rear garden enjoys a westerly aspect with a paved patio retained by sleepers, with further artificial lawn and enclosed by fencing. A courtesy door gives access from the garden to the single garage and driveway positioned to the rear.

## Viewing

Strictly by prior appointment via the selling agents Howkins and Harrison. Contact Tel -01604 823456.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

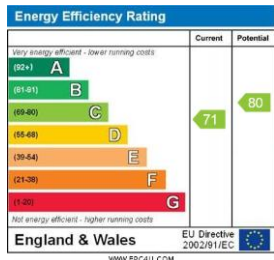
## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council - Tel: 0300-1267000

Council Tax Band – B



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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