



77 LUTTERWORTH ROAD
NORTHAMPTON
£280,000



-  sales
-  lettings
-  town & country

77 Lutterworth Road | Northampton | NN1 5JP

We are delighted to offer for sale this charming three bedroom Victorian Terrace with upstairs bathroom in this popular central location of Northampton. Well presented with classic modern finishes this inviting home offers space over three floors with a lounge/diner, kitchen and cloakroom WC on the ground floor, a useable cellar and three bedrooms and bathroom on the first floor. The rear garden has been thoughtfully laid out to ensure low maintenance and enjoyment throughout the year.

The refitted kitchen has built in appliances to include a fridge freezer, two ovens, gas hob with extractor over and dishwasher with the addition of an undermount butler style sink, large pull out storage cupboard and plenty of storage and worktop space.

Location could not be better as within short walks you can reach the town centre, Abington Park, Northampton school for boys, Old Northamptonian's sports ground and Northampton General Hospital and all of the amenities of the Wellingborough Road. A lovely family home that demands an internal viewing.

Three bedroom / upstairs bathroom | Well Presented | Useable Cellar |

Refitted Kitchen with appliances | Great location close to Abington Park | Low maintenance rear garden



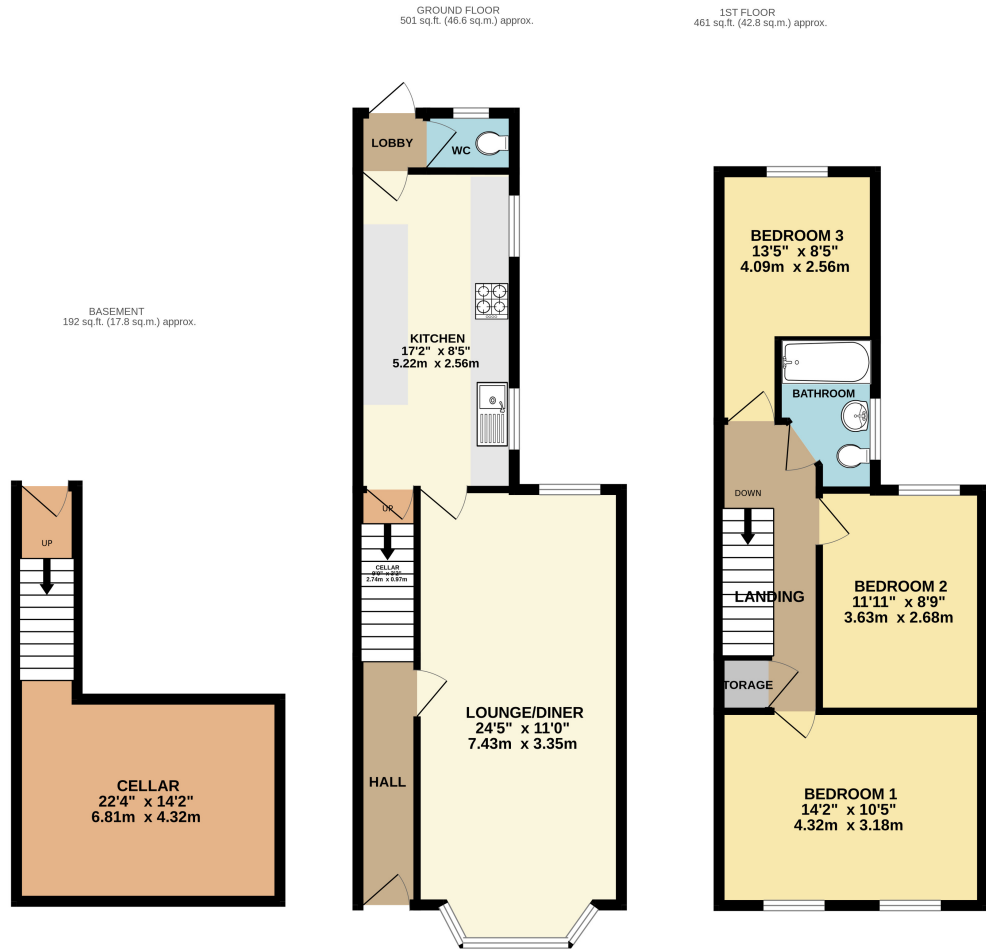
- sales
- lettings
- town & country

Wootton Hope Drive, Northampton, NN4 6DY
MERRYS.CO.UK









TOTAL FLOOR AREA : 1154 sq.ft. (107.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Note: Merrys for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.
2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.
3. No person in the employment of Merrys has any authority to make or give and representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or in inspecting properties which have been sold, let or withdrawn.