



## **196 London Road, Delapre, Northampton, NN4 8AU**

**Merrys are delighted to offer for sale this immaculate three bedroom semi detached property which overlooks Delapre Park. The property has been extended to the ground floor with a large kitchen/diner, ground floor shower room and a side porch and utility room. The accommodation comprises in full, entrance hall, inner hall, lounge, kitchen/diner, shower room, side porch and utility, three bedrooms and a bathroom. Externally there are gardens to the front and rear which offers a useful annex room with kitchenette and shower room. The property also offers uPVC double glazing, gas radiator central heating, modern kitchen with integrated oven and hob, modern shower room and bathroom. The property has also retained some original features. An early viewing is highly recommended.**

# **£300,000**



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## **ACCOMMODATION**

### **Ground Floor**

#### **Entrance Hall**

Entrance through uPVC double glazed entrance door, wooden flooring, under stairs storage cupboard, thermostat.

#### **Inner Hall**

6' 10" x 4' 9" (2.08m x 1.45m) Storage cupboards, door leading to Shower Room



#### **Lounge**

12' 0" x 11' 0" (3.66m x 3.35m) Double glazed bay window to the front, double radiator, TV point.

### **Kitchen/Dining Room**

Dining Area: 12' 0" x 11' 0" (3.66m x 3.35m) Cast iron fireplace, wood flooring, column radiator.

Kitchen Area: 8' 0" x 8' 0" (2.44m x 2.44m) Modern fitted kitchen comprising single drainer sink unit with cupboards under, further range of base and wall mounted units and worktops integrated gas hob, double oven and dishwasher, breakfast bar, extractor hood, spot lights, ceramic tiled floor, double glazed window and door to the rear.





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## Shower Room

Wet room style. Mira shower unit, close coupled WC, wash hand basin, double glazed window to the rear, single radiator.

## Side Porch/Utility

27' 0" x 7' 0" Max (8.23m x 2.13m) A useful room with access to the front and rear of the property. The utility area offers a Belfast sink, plumbing for washing machine, cupboards, double glazed window to the rear, spot lights.

## Landing

Double glazed window to the side, access to loft.

## Bedroom 1

11' 5" x 10' 11" excluding bay. (3.48m x 3.33m) Double glazed bay window to the front, cast iron fireplace, double radiator.

## Bedroom 2

11' 5" x 12' 1" (3.48m x 3.68m) Double glazed window to the rear, cast iron fireplace, built in mirror fronted wardrobes, single radiator.



## Bedroom 3

7' 8" x 6' 6" (2.34m x 1.98m) Double glazed window to the front, single radiator.

## Bathroom

Panelled bath, close coupled WC, wash hand basin, double glazed window to the rear, fully tiled, airing cupboard housing gas boiler, towel radiator.

## Front Garden

Enclosed front garden, laid to lawn, flower beds, mature hedge.



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## Rear Garden

Enclosed rear garden, paved patio, decking patio, lawn, raised flower bed, timber built shed.

## Annex Room

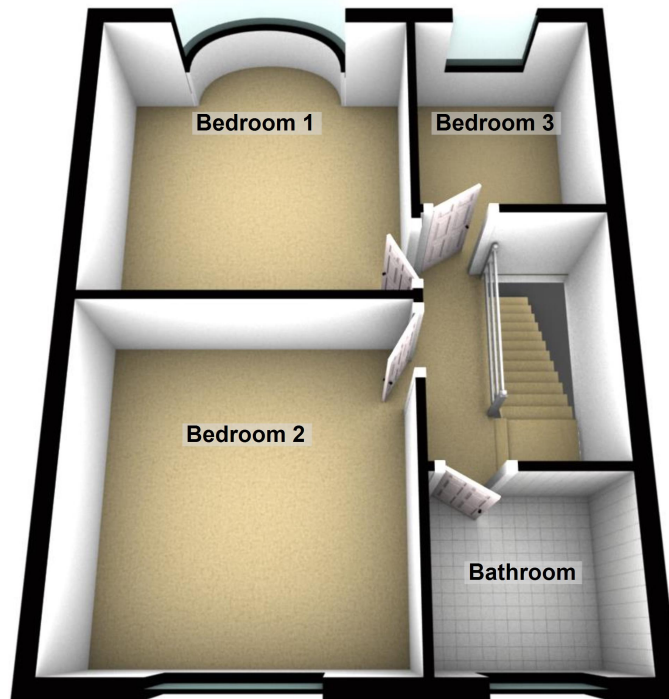
16' 4" x 11' 3" (4.98m x 3.43m) A most useful room which offers a kitchenette with sink and an oven and a shower room with WC and wash hand basin. (please note formal planning permission has NOT been obtained)





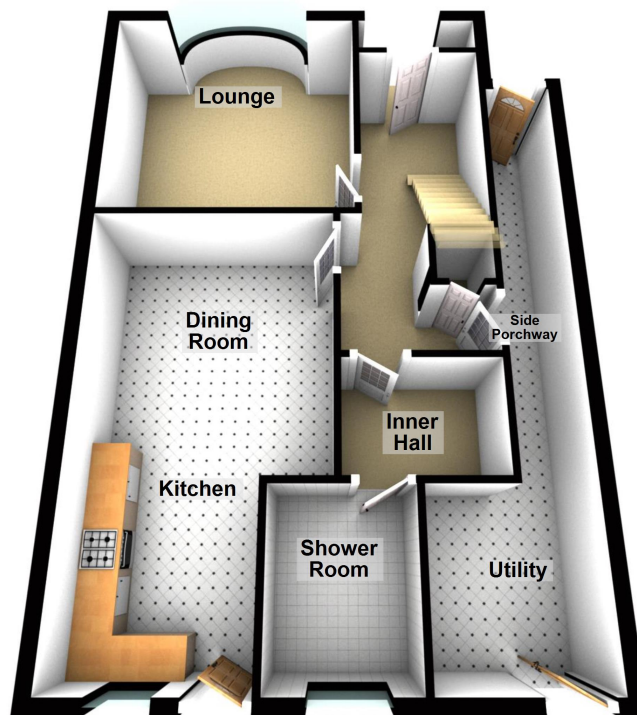
### First Floor

Approx. 39.7 sq. metres (427.1 sq. feet)



### Ground Floor

Approx. 61.9 sq. metres (666.6 sq. feet)



Total area: approx. 101.6 sq. metres (1093.7 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		79
(55 to 68) D	66	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		74
(55 to 68) D	60	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Wales & N.Ireland		EU Directive 2002/91/EC





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