

51 Lea Road  
Northampton  
NN1 4PE

OFFERS OVER £200,000



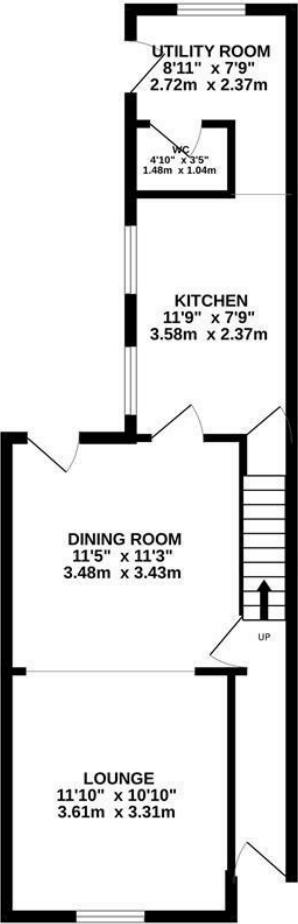
OSCAR JAMES

...expect excellence

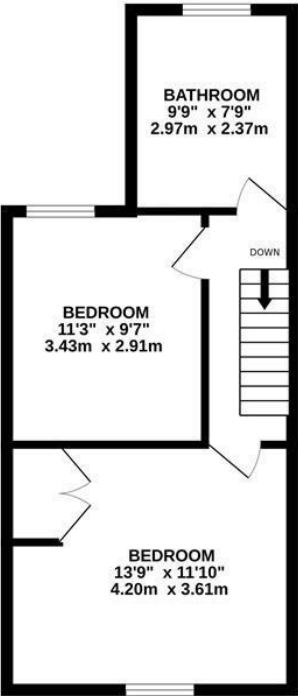


# FLOOR PLANS

GROUND FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.5 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.

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## AT A GLANCE...



Bright and Spacious Lounge Diner



Utility Space



Two Double Bedrooms



Four Piece Bathroom



Westerly Facing Garden



On Street parking Available





## WHAT'S GREAT?

Oscar James is pleased to offer to the market this beautifully presented two-bedroom period home, available with no onward chain. The entrance hall leads into a bright and spacious open-plan lounge and dining area that oozes natural light and opens directly onto a private, non-overlooked, westerly-facing rear garden- ideal for enjoying the evening sunshine.

The kitchen offers plenty of storage and space for appliances, with access to the cellar. The property has been extended to include a practical utility room and a convenient downstairs WC.

Upstairs, the master bedroom benefits from a handy storage cupboard, alongside a second spacious double bedroom. The well-appointed four-piece family bathroom includes a bath, separate shower, washbasin, and toilet.

Outside, the rear garden features a mix of lawn and paved patio, providing a great space for outdoor gatherings. Located in the popular area of Abington, the property is just a short walk

from local favourites such as the County cricket ground and Abington Park, as well as a wide range of nearby amenities.

This home presents an excellent opportunity for first-time buyers or investors looking for a well-maintained property in a sought-after location.

...expect excellence



# SELLER'S SECRET

we originally brought our home on Lea Road as first time buyers, thinking we would only be here a few years but loved the it so much we ended up staying for 11 years.

The things we love are that our living space downstairs has lots of natural light, we have a brilliant sunny garden which is not overlooked despite being a terraced house and in the summer we can easily sit outside until the sun goes down. We also love that we can easily access everything we need without needing to use the car with all the amenities Abington and the Wellingborough Road within a ten minute walk.



## Why we like it....

A superb opportunity for first-time buyers! This delightful home blends period charm with modern convenience, featuring beautiful original fireplaces and a handy downstairs WC.

Early Viewing is highly advised.

# OSCAR JAMES

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To buy or not to buy....

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