



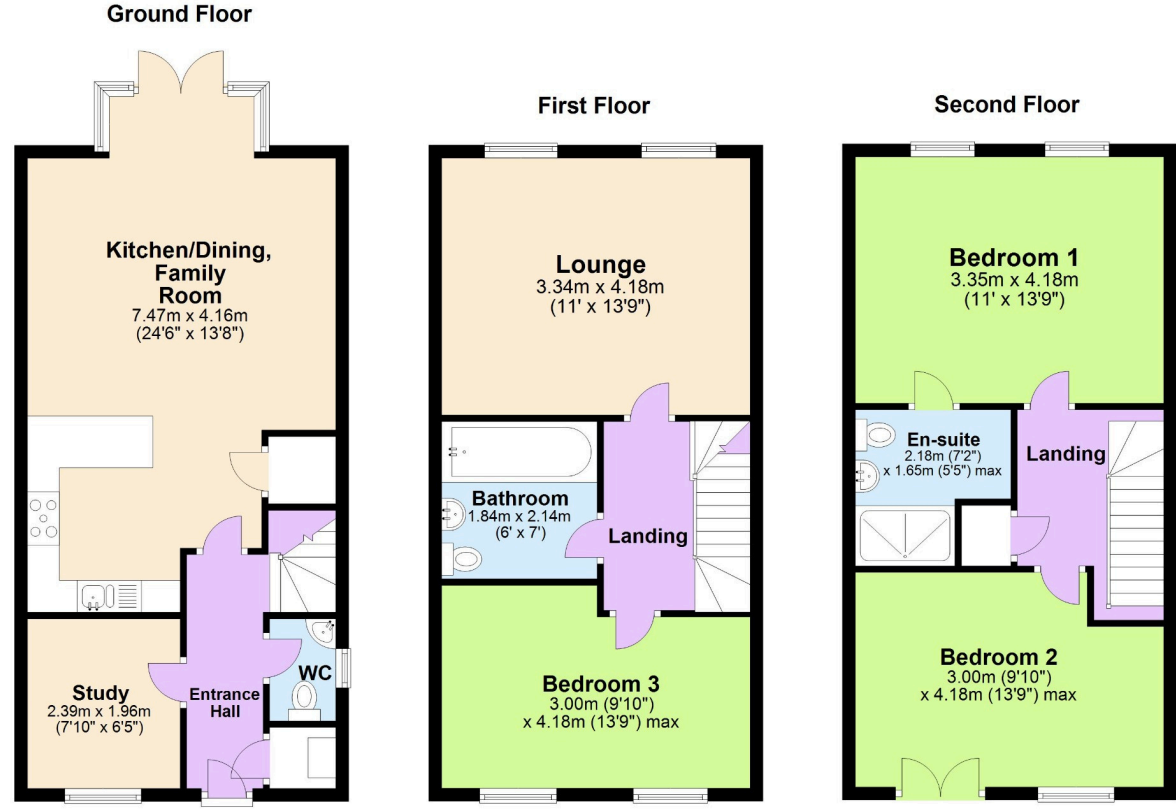
 01327 878926
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

campbells

of Northampton












3 Bedrooms | 3 Bathrooms | 2 Reception Room | Garage



71 LOCKGATE ROAD

NORTHAMPTON, NN4 9DG

-  Secure Gated Detached Garage And Off Road Parking
-  Large Kitchen /Dining/Family Room
-  Great Location For Commuting
-  Three Double Bedroom House
-  Close To Grand Union Canal
-  En-Suite To Bedroom One
-  Good School Catchment Area
-  Close To Amenities
-  Peaceful location



LOCAL PROPERTY EXPERT STAN FRENCH

 01327 878926

 07980 668096

 stan@campbell-online.co.uk

NAME: Lee, Daventry - 17th April, 2024

ABOUT: Stan

From the start Stan was really helpful, from valuation, to quotation, house brochure he put together etc. The viewings went smoothly with Stan and the team conducting all viewings for me, and the sale of the property went smoothly and quickly. I would recommend using Campbells, they performed a really good job and I would like to thank Stan and the team for helping me to sell my property.

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



**Three Bedroom Semi detached House
For Sale In Pineham Lock, Northampton**

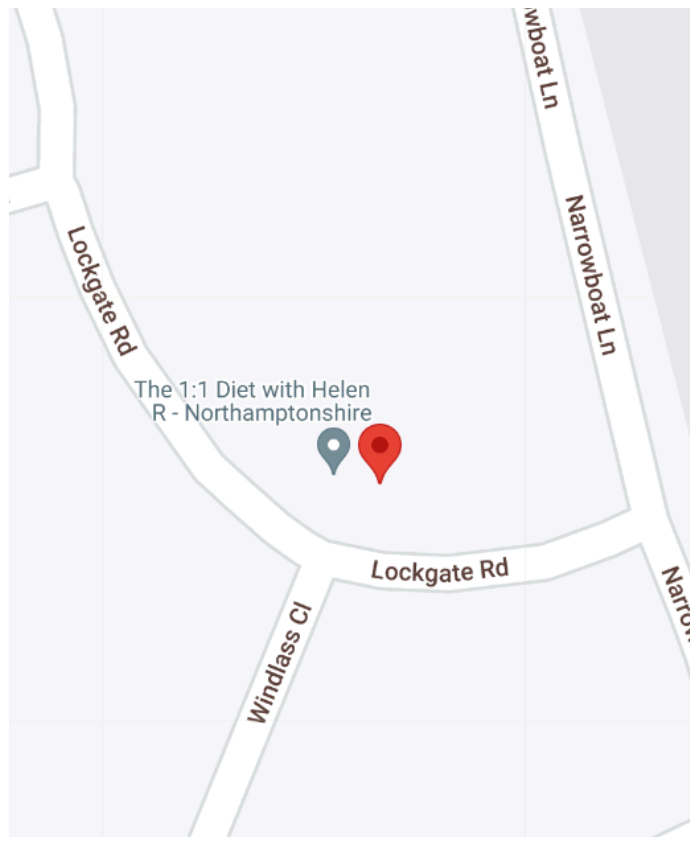
This well presented three bedroom semi detached house in Pineham Lock is perfect for anyone looking for a location on the edge of Northampton, and offers modern living over three floors. The property benefits from a security gate, which leads to a detached garage and secure parking area, providing a secure and safe place for your vehicles. Internally the house feels bright and spacious and lends itself to versatile living, there is also the bonus of a solar panel which helps with household bills. To the ground floor you have a large kitchen-diner / family room which is the heart of the home, the kitchen area has integral appliances and plenty of storage space, there's a breakfast bar and French doors from the dining area open up to the private and sunny garden,

creating a lovely flow between indoor and outdoor spaces. There is also a study and downstairs cloakroom, and a large cupboard that currently houses the washing machine and dryer. To the first floor you have bedroom three, which is a double room, the lounge, and the modern family bathroom. The second floor has the main bedroom with en-suite and fitted wardrobes, the second bedroom which is a double and benefits from a Juliet balcony with French doors. To the outside you have a sunny rear garden with paved patio area, and a private walkway and gate to the secure parking enclosure and garage which has power connected, to the front you have a front garden with gated access to the rear garden, and there is easy access to a pocket park which is just down the road.



LOCATION

The location of this house is one of its best features. Pineham Lock is known for its peaceful environment and beautiful surroundings by the Grand Union Canal. It's perfect for towpath walks, cycling, and other outdoor activities. Plus, it's close to Northampton town centre, good schools, including a free bus to Champion school, shopping at the popular Sixfields, and all major transport links.



Council Tax: D EPC: TBC

"All in all, with its three double bedrooms, secure parking and garage, and close proximity to the canal this will make an ideal home for families, professionals, or anyone looking for a peaceful place to live."

