A SUBSTANTIAL SEVEN BEDROOM 1920’S PROPERTY SITUATED ON A PREMIER ROAD OVERLOOKING ABINGTON PARK. THE PROPERTY OFFERS EXCEPTIONAL ACCOMMODATION WITH LARGE RECEPTION ROOMS AND A LARGE CELLAR WHICH LENDS ITSELF TO CONVERSION (STP).

THE FORMER RECTORY,
5 ABINGTON PARK CRESCENT,
NORTHAMPTON NN3 3AD

Entrance vestibule · Reception hall · Sitting room
Family room · Dining room · Kitchen · Cloakroom
Large cellar · Seven bedrooms · Bathroom · Double garage · Mature gardens

THE PROPERTY
Double doors open into an entrance vestibule with a doorway leading to a large reception hall comprising a fireplace with mantelpiece and tiled hearth. Wood panelled walls and an oak floor offer a welcoming feel together with the large staircase. Views towards Abington Park.

The generous reception rooms comprise a large sitting room with a corner bay window offering excellent natural light. Central fireplace with mantelpiece and stone hearth. A high ceiling adds to the grandeur of the room with picture rails and attractive cornice.

The family room enjoys views towards Abington Park through a large bay window and has twin bookshelves and a gas fire.

Dining room comprising a fireplace (closed) with a large full height flanking cabinet.

The kitchen has a range of cream cabinets and is open plan to a utility area with sink and space and provision for white goods. Side hall with door to cloakroom and door to cellar.

The cellar is large with a full staircase and offers scope to create additional living accommodation (STP). The large main room has two windows, heating, central fireplace, high ceiling and woodblock floor. The cellar is completed with a boiler room, store room and hall.
The master bedroom enjoys a large bay window and high ceiling with picture rails.

Bedroom two is a double room with views over Abington Park and central fireplace. Bedroom three is a large double room with an attractive fireplace.

Family bathroom comprising a bath, separate shower and wash basin. Separate toilet.

The second floor has three double bedrooms with good ceiling heights and a room which was used as a kitchen.

**OUTSIDE**
Situated in one of Northampton’s premier roads overlooking Abington Park. The property has a mature front garden with a variety of pretty plants and a lawn.

Mature mostly walled rear garden with a private patio, lawn, mature trees and pretty borders.

Double garage with twin doors and inspection pit.

**ADDITIONAL INFORMATION**
*Fixtures & Fittings:* The fixtures & fittings mentioned in these particulars are not included in the sale unless specified.
*Viewings:* By strict appointment with the sole selling agents Carter Jonas
*Local Authority:* Northampton Borough Council
Abington Park, Crescent, Northampton
Approximate Gross Internal Area
Main House = 3,934 sq ft / 366 sq m
Garage = 407 sq ft / 38 sq m
Total = 4,341 sq ft / 403 sq m

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.

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