

**23 Knights Lane
Kingsthorpe Village
NORTHAMPTON
NN2 6QN**

£370,000



- **SPACIOUS MATURE TERRACE**
- **LARGE KITCHEN / DINER**
- **125' REAR GARDEN**
- **UTILITY ROOM AND DOWNSTAIRS WC**

- **THREE DOUBLE BEDROOMS**
- **CONVERTED LOFT ROOM**
- **FULL OF CHARACTER AND CHARM**
- **ENERGY EFFICIENCY RATING : D**

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Situated in the heart of this highly sought after old village location, this spacious and beautiful mature terrace property is chock full of charm and character and has been lovingly maintained and updated by the current owner for over 30 years, with many restored and retained features such as open fireplaces and real wood flooring. With accommodation comprising in brief; entrance hall, lounge, open plan kitchen/diner, utility room, and downstairs WC to the ground floor. To the first floor are three large double bedrooms, with the main bedroom including stairs leading to a converted loft room currently used as a studio. Externally there is a small garden to the front, and a large rear garden at approximately 125', which includes a workshop and a wonderful outdoor kitchen area. The property also benefits from UPVC double glazing, gas central heating, and a cellar.

Ground Floor

Entrance Hall

22'3" x 5'4" reducing to 3'0" (6.80 x 1.64 reducing to 0.93)

Enter via wooden door, stairs rising to first floor, solid oak flooring, radiator.

Lounge

17'4" x 11'10" (5.29 x 3.61)

Bay UPVC window to front aspect, feature open fireplace with solid oak mantle, radiator.

Kitchen / Diner

23'7" reducing to 21'7" x 10'2" (7.21 reducing to 6.59 x 3.12)

Two UPVC windows and doors to side and rear aspects, 'Bells' fitted kitchen to include a range of wall and base unit with solid oak worktops, solid oak flooring, integrated 'Neff' appliances to include double oven, fridge/freezer, and dishwasher, stainless steel one and a half sink and drainer, wall mounted boiler, two radiators.

Utility Room

9'7" x 8'0" max (2.94 x 2.46 max)

UPVC window to rear aspect, tall cupboard with solid oak worktop, plumbing for washing machine, ceramic tiled flooring, radiator.

Downstairs WC

Low level WC, wall mounted sink unit.

Cellar

15'1" x 13'1" max (4.60 x 4.00 max)

Window to front aspect, fusebox

First Floor

First Floor Landing

Storage cupboard, radiator.

Bedroom One

19'2" x 11'0" (5.86 x 3.36)

Two UPVC windows to front aspect, two fitted double wardrobes, stairs leading to loft room, feature fireplace, stripped wooden flooring, radiator.

Loft Room

18'0" reducing to 14'8" x 11'1" (5.49 reducing to 4.49 x 3.38)

Restricted head height, two Velux windows, radiator.

Bedroom Two

13'4" x 12'0" (4.08 x 3.67)

UPVC window to rear aspect, two fitted double wardrobes, stripped wooden flooring, radiator.

Bedroom Three

14'4" x 10'5" (4.39 x 3.19)

Bay UPVC window to rear aspect, stripped wooden flooring, radiator.

Bathroom

9'5" x 7'1" max (2.89 x 2.18 max)

Obscure UPVC window to side aspect, bath unit, tiled shower cubicle, wall mounted sink, low level wc, stripped wooden flooring, chrome heated towel rail.

Externally**Front Garden**

Lawn area with paving, various flowers and shrubs.

Rear Garden

Separated into various lawn, patio, and gravel areas, various flower and shrub beds and borders, outdoor kitchen area with fitted outdoor oven, power and light connected, water feature, gated side access, enclosed by wooden fencing.

Workshop

11'7" x 9'7" (3.54 x 2.93)

Of wooden construction, double doors and window, power and light connected.



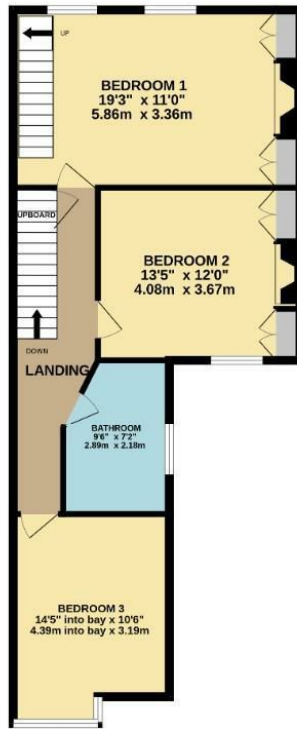




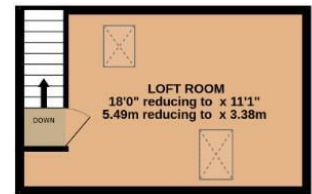
GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.2 sq.m.) approx.



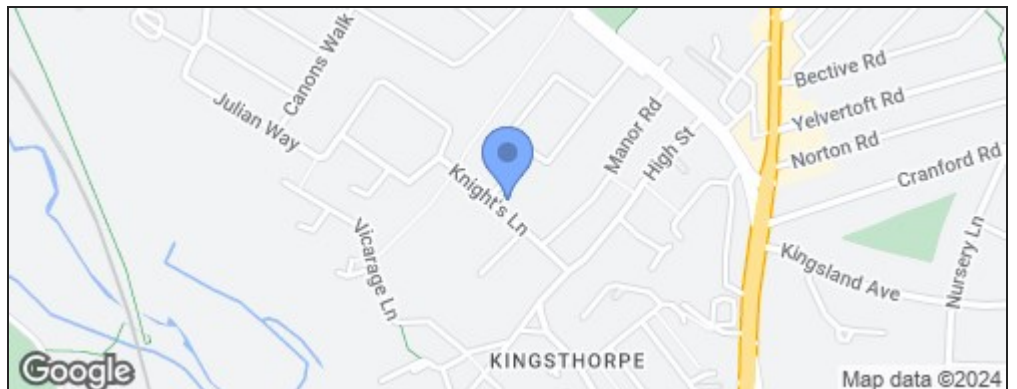
2ND FLOOR
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA: 1516 sq.ft. (140.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.