

**46 Knights Lane  
Kingsthorpe Village  
NORTHAMPTON  
NN2 6QL**

**£340,000**



- **SPACIOUS VICTORIAN TERRACE**
- **REAR GARDEN MEASURING APPROX. 230FT**
- **SIDE ACCESS**
- **SOUGHT AFTER LOCATION**
- **THREE DOUBLE BEDROOMS**
- **OFF ROAD PARKING**
- **CELLAR**
- **ENERGY EFFICIENCY RATING : D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A spacious Victorian terrace with a generous rear garden at approximately 230ft and many character features, the property benefits from rarely available off road parking to the front with side access to the rear, and is situated in the highly sought after Kingsthorpe Village. With accommodation comprising in brief; entrance hall, lounge/diner, kitchen, and family room to the ground floor, with three double bedrooms and a bathroom to the first floor. The property also benefits from UPVC double glazing, gas central heating, a cellar, and two garden summer houses.

## **Ground Floor**

### **Entrance Hall**

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

### **Lounge / Diner**

25'8" into bay x 11'10" reducing to 9'7" (7.83 into bay x 3.61 reducing to 2.94)

UPVC bay window to front aspect, UPVC door leading to rear garden, multi fuel burner, stripped wooden flooring, radiator.

### **Kitchen**

11'7" x 9'10" (3.55 x 3.00)

UPVC window to side aspect, a range of wall and base units with roll top work surfaces, stainless steel one and a half sink and drainer, space for various appliances, complementary tiling, ceramic tiled flooring, door leading to cellar, radiator.

### **Family Room**

13'6" x 9'10" (4.12 x 3.01)

Two UPVC windows to rear aspect, UPVC door leading to rear garden, stripped wooden flooring, radiator.

### **Cellar**

14'2" x 11'3" (4.34 x 3.44)

Housing gas and electric meters

## **First Floor**

### **Landing**

Loft access, storage cupboard.

### **Bedroom One**

19'7" x 14'5" reducing to 12'1" (5.97 x 4.41 reducing to 3.69)

Bay UPVC window and further window to front aspect, feature fireplace, radiator.

### **Bedroom Two**

13'4" x 11'0" (4.08 x 3.37)

UPVC window to rear aspect, feature fireplace, stripped wooden flooring, cupboard housing boiler, radiator.

### **Bedroom Three**

15'4" reducing to 13'0" x 10'0" (4.68 reducing to 3.98 x 3.06)

Bay UPVC window to rear aspect, radiator.

**Bathroom**

9'8" x 6'8" max (2.96 x 2.05 max)

Obscure UPVC window to side aspect, bath unit with shower over, low level wc, pedestal wash hand basin, storage cupboard, radiator.

**Externally****Front Garden**

Block paved driveway offering side by side off road parking, gated side access

**Rear Garden**

Split into a variety of patio, decking, lawn, paved, and gravel areas, pond, metal shed with power connected, various flower and shrub beds and borders, enclosed by wooden fencing.

Please note the garden offers right of access for the neighbouring property.

**Summer House One**

11'10" x 6'11" (3.61 x 2.12)

Of wooden construction.

**Summer House Two**

6'9" x 4'7" (2.06 x 1.41)

Of wooden construction, power and light connected, currently used as a home office.

**Agents Note**

Local Authority: West Northamptonshire

Council Tax Band: C

**Local Information**

Kingsthorpe Village is a picturesque suburb located to the north of Northampton, England. It is known for its charming village atmosphere, historic buildings, and green spaces. The village retains much of its traditional character, with quaint cottages and a sense of community spirit.

One of the notable landmarks in Kingsthorpe Village is the historic St. John the Baptist Church, which dates back several centuries and serves as a focal point for the community. Surrounding the church, you'll find well-kept gardens and peaceful areas for reflection.

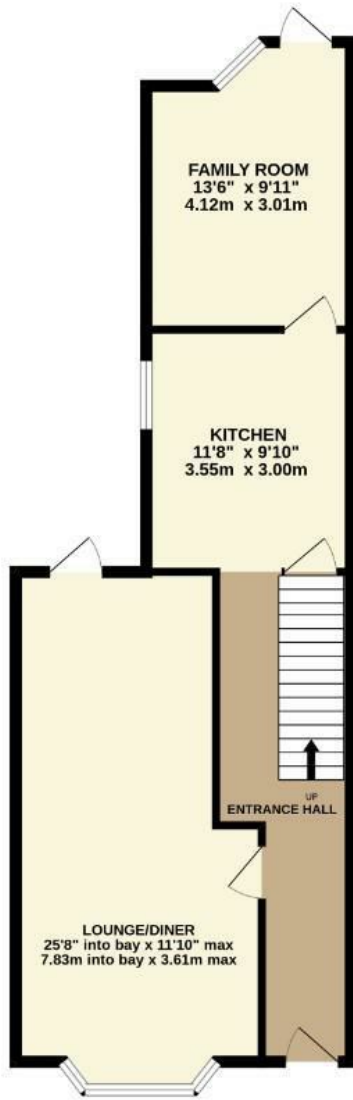
The village is also home to a range of local amenities, including shops, cafes, and pubs, which contribute to its vibrant and welcoming atmosphere. Despite its tranquil ambiance, Kingsthorpe Village benefits from being close to the amenities and transport links of Northampton, making it an ideal location for those seeking a balance between rural living and urban convenience.







GROUND FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



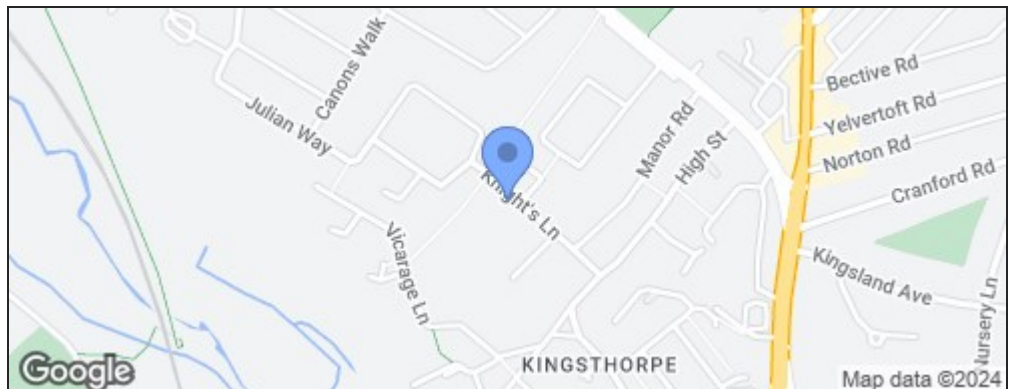
1ST FLOOR  
699 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 1330 sq.ft. (123.6 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) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">84</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<div style="text-align: center;"> <span style="font-size: 2em;">63</span> </div>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Disclaimer

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.