

**38 Washington Street  
Kingsthorpe Village  
NORTHAMPTON  
NN2 6NL**

**£239,995**



- WELL PRESENTED
- KINGSTHORPE VILLAGE LOCATION
- CELLAR
- MID TERRACE
- ENERGY EFFICIENCY RATING: TBC

- TWO DOUBLE BEDROOMS
- ORIGINAL FEATURES
- LOUNGE/DINING ROOM
- REAR GARDEN

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PERSONAL • PROFESSIONAL • PROACTIVE

Horts Estate Agents are pleased to present this charming mid-terrace house that exudes character and warmth. This delightful property boasts two cosy bedrooms, perfect for a small family or a couple looking for a comfortable living space.

As you step inside, you'll be greeted by a reception room that is ideal for entertaining guests or simply relaxing after a long day. The sash windows not only allow natural light to flood the room but also add a touch of elegance to the space.

One of the highlights of this property is its original features, which give it a unique and timeless appeal. From the classic sash windows to other character details, this house is full of charm.

The well-presented bathroom offers a tranquil space to unwind and rejuvenate. Additionally, the cellar provides extra storage space or the potential to be converted into a functional area according to your needs.

Located in the sought after Kingsthorpe Village area of Northampton, this house is surrounded by amenities, schools, and parks, making it an ideal place to call home. Don't miss the opportunity to own this lovely mid-terrace house with its blend of modern comfort and traditional charm.

## **Ground Floor**

### **Entrance Hall**

Door to:

### **Lounge/Dining Room**

22'10" x 14'7" (6.97 x 4.45)

Feature fireplace, radiators, original features, built in storage, stairs leading to first floor landing, Sash windows to front and rear, door to:

### **Kitchen**

10'9" x 7'5" (3.29 x 2.28)

Fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, built in gas hob with extractor fan above, electric oven, plumbing for washing machine, tiled flooring, door down to cellar, window to side, door to garden.

### **Cellar**

14'4" x 10'3" (4.39 x 3.13)

Power and lighting connected, window to front, boiler.

## **First Floor**

### **First Floor Landing**

Access to loft, doors to:

### **Bedroom One**

14'1" x 10'6" (4.30 x 3.22)

Radiator, stripped wooden flooring, built in cupboard, Sash window to front.

**Bedroom Two**

11'10" x 8'3" (3.62 x 2.52)

Radiator, Sash window to rear.

**Bathroom**

10'8" x 7'5" (3.27 x 2.27)

Suite comprising bath unit with shower unit above, hand wash basin, low level w.c, radiator, tiled splash areas, stripped wooden flooring, Sash window to rear.

**Externally****Rear Garden**

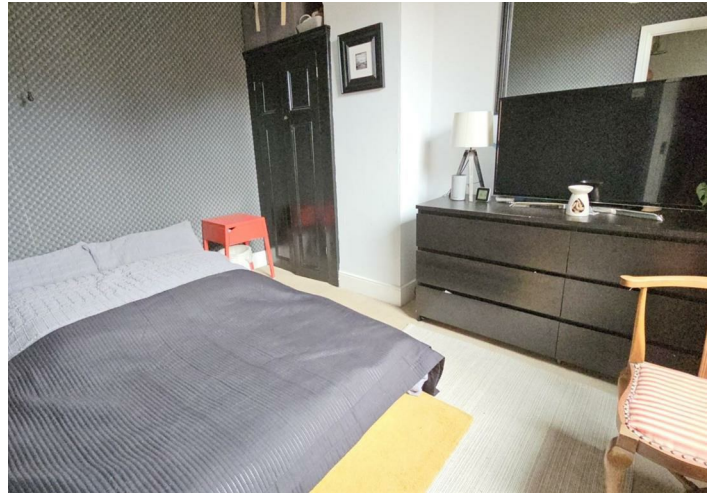
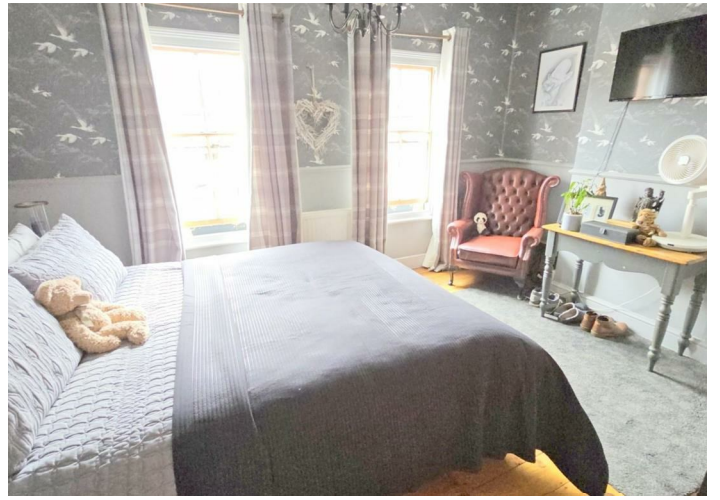
Landscaped rear garden comprising concrete patio area, steps up leading to garden, artificial grass, flower and shrub borders, mature plants and trees, brick built shed, gated rear access.

**Agents Notes**

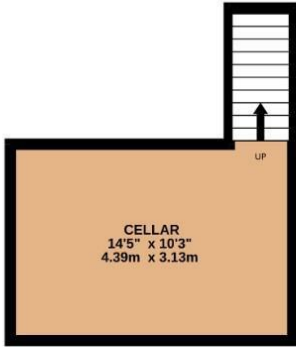
Local Authority: West Northamptonshire

Council Tax Band: B

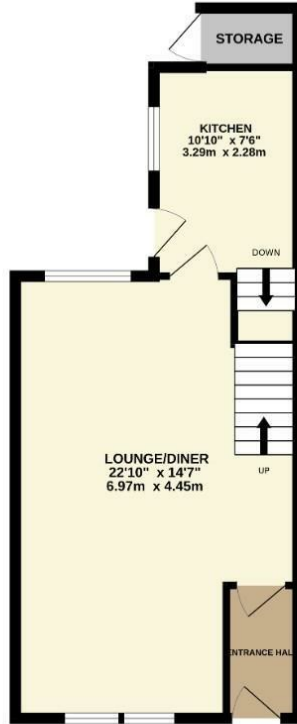




BASEMENT  
171 sq.ft. (15.9 sq.m.) approx.



GROUND FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



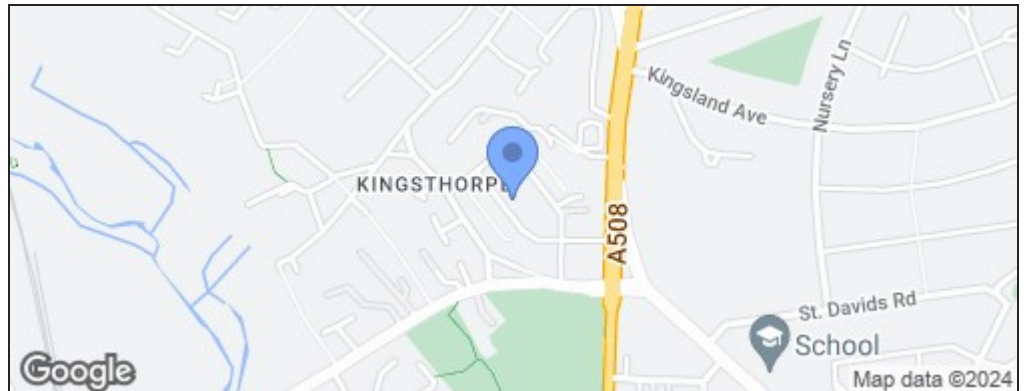
1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<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.