

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

**£340,000**



- **VICTORIAN TERRACE**
- **SEPARATE RECEPTION ROOMS**
- **EXCELLENT CONDITION**
- **OFF ROAD PARKING**

- **FOUR BEDROOMS**
- **LARGE REAR GARDEN APPROX. 230FT**
- **SOUGHT AFTER LOCATION**
- **ENERGY EFFICIENCY RATING : E**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Situated in the heart of the sought after Kingsthorpe Village, this spacious four bedroom Victorian terrace is offered in excellent condition, and comes with a generous plot with a rear garden measuring approximately 230ft, and the added benefit of off road parking to the front. With accommodation comprising in brief; entrance hall, lounge, kitchen, and dining room to the ground floor, with four bedrooms and a shower room to the first floor. The property also benefits from UPVC double glazing, gas central heating, and a cellar.

## **Ground Floor**

### **Entrance Hall**

Enter via composite door, stairs rising to first floor, ceramic tiled flooring, radiator.

### **Lounge / Family Room**

25'6" x 11'10" reducing to 9'5" (7.78 x 3.61 reducing to 2.89)

Bay UPVC window to front aspect, further UPVC window to rear aspect, feature gas fireplace, solid wood flooring, two radiators.

### **Kitchen**

10'10" x 8'10" (3.31 x 2.70)

UPVC door and window to side aspect, a range of wall and base units with roll top work surfaces, stainless steel sink and drainer, integrated double oven and electric hob with extractor over, fridge/freezer, dishwasher, space for washing machine, ceramic tiled flooring.

### **Dining Room**

16'0" x 8'11" (4.89 x 2.73)

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

### **Cellar**

Housing gas and electric meters.

## **First Floor**

### **Bedroom One**

15'10" x 9'0" (4.83 x 2.75)

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

### **Bedroom Two**

16'0" x 9'0" (4.90 x 2.75)

Bay UPVC window to front aspect, radiator.

### **Bedroom Three**

9'8" x 9'1" (2.96 x 2.77)

UPVC window to rear aspect, wooden laminate flooring, radiator.

### **Bedroom Four**

10'7" x 5'10" (3.24 x 1.78)

UPVC window to front aspect, radiator.

### **Shower Room**

7'4" x 5'6" max (2.24 x 1.69 max)

Obscure UPVC window to side aspect, tiled shower area, low level wc, pedestal wash hand basin, ceramic tiled floor and walls, heated towel rail.

### **Front Garden**

Block paved to provide off road parking, low level brick wall.

### **Rear Garden**

Measuring approximately 230ft long, split into various lawn and bedded sections, patio area with gravel surround, wooden shed, greenhouse, enclosed by wooden fencing and hedges, right of way from neighbor's property offering side access.

### **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.

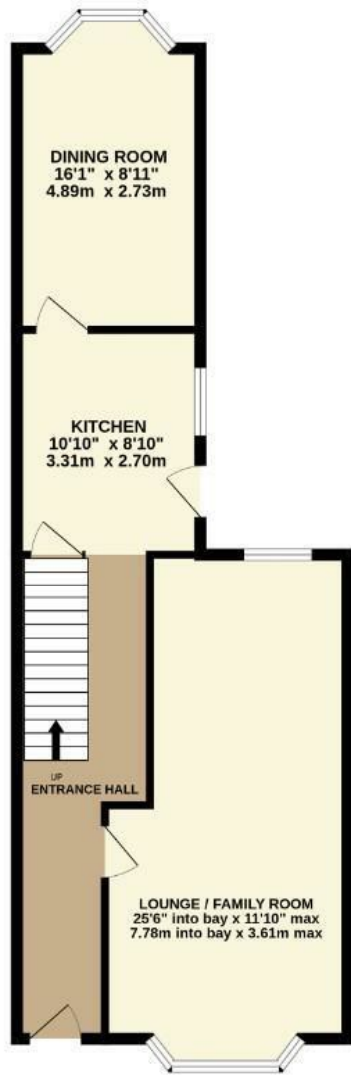
The village is also home to a range of local amenities, including shops, cafes, and pubs, which contribute to its vibrant and welcoming atmosphere. Despite its tranquil ambiance, Kingsthorpe Village benefits from being close to the amenities and transport links of Northampton, making it an ideal location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



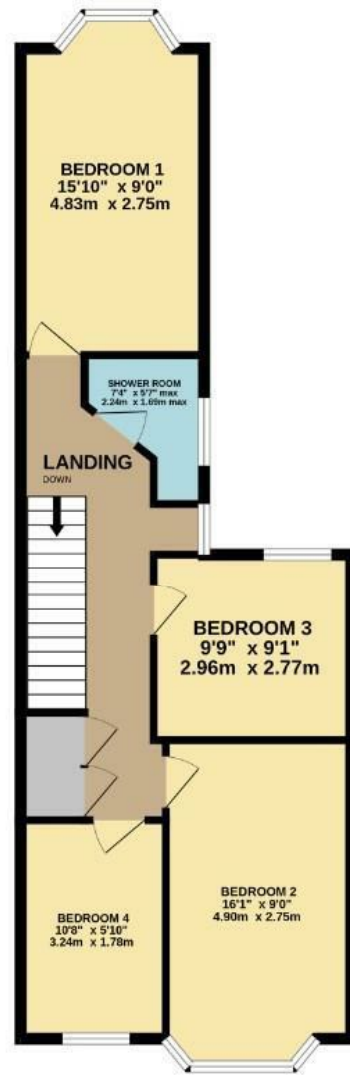




GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



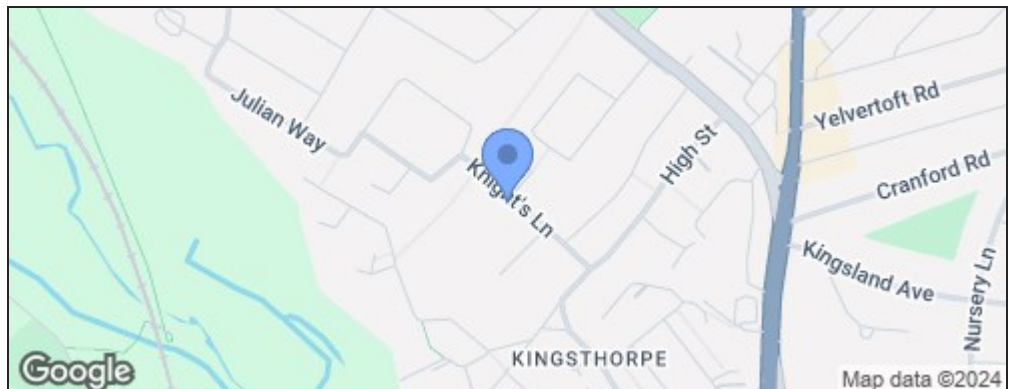
1ST FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq.ft. (114.7 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			69
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
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.