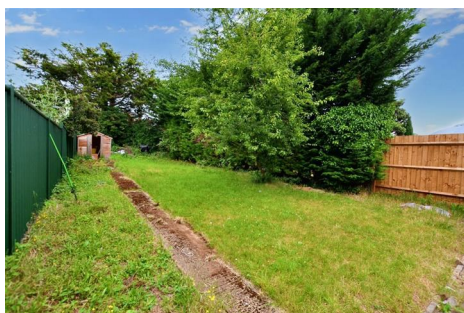


**56 Foxgrove Avenue
Kingsthorpe
NORTHAMPTON
NN2 8HQ**

£269,500



- SEMI DETACHED HOME
- NO ONWARD CHAIN
- LOUNGE/DINER
- LARGE ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING

- THREE BEDROOMS
- EXTENDED & REFITTED KITCHEN
- OFF ROAD PARKING
- DOUBLE GLAZED
- ENERGY EFFICIENCY RATING: D

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PERSONAL • PROFESSIONAL • PROACTIVE

Situated in a sought after avenue, this family home is available with no onward chain. The ground floor features an entrance hall, a spacious lounge/diner, and a refitted kitchen. Upstairs, there are three bedrooms and a family bathroom. The property also offers a front driveway and a good size private rear garden. Additional highlights include uPVC double glazing and gas central heating.

Local Area: Located on the edge of Kingsthorpe, with nearby country walks along the Brampton Valley Way. The local shopping amenities include a choice of shops, takeaways and supermarkets including Waitrose. There is regular public transport and a good choice of lower and upper schools.

Ground Floor

Entrance Hall

Enter via obscured double glazed door, obscure window to front aspect, stairs rising to first floor, understairs storage cupboard housing combi boiler, doors to lounge/diner and kitchen.

Lounge/Diner

24'1" x 11'0" max (7.35 x 3.36 max)

Window to front aspect, sliding patio doors to rear garden, gas fireplace with feature surround, picture rail.

Kitchen

17'5" x 7'0" (5.33 x 2.15)

Refitted with a range of wall and base level units with work surfaces over, sink and drainer units with mixer tap over, gas hob with extractor hood over, built in double oven, space and plumbing for washing machine and tumble dryer, space for fridge/freezer, tiled splash backs, dual aspect windows to side and rear, double glazed door to overgrown rear garden.

First Floor

Landing

Window to side aspect, loft access, doors to all rooms.

Bedroom One

11'1" x 12'1" (3.39 x 3.7)

Window to rear aspect, feature fireplace.

Bedroom Two

11'5" x 11'1" (3.50 x 3.40)

Window to front aspect, feature fireplace.

Bedroom Three

10'6" x 6'0" (3.21 x 1.84)

Window to front aspect.

Bathroom

Refitted with a three piece suite comprising low level W/C, pedestal sink, panel bath with mixer tap and electric shower over, chrome ladder radiator, extractor fan, obscured window rear aspect.

Externally

Front Garden

Driveway providing off road parking.

Rear Garden

A generous size garden enclosed by fencing, various established shrubs and trees, laid mainly to patio and lawn, gated side access.

Agents Notes

Local Authority: West Northamptonshire

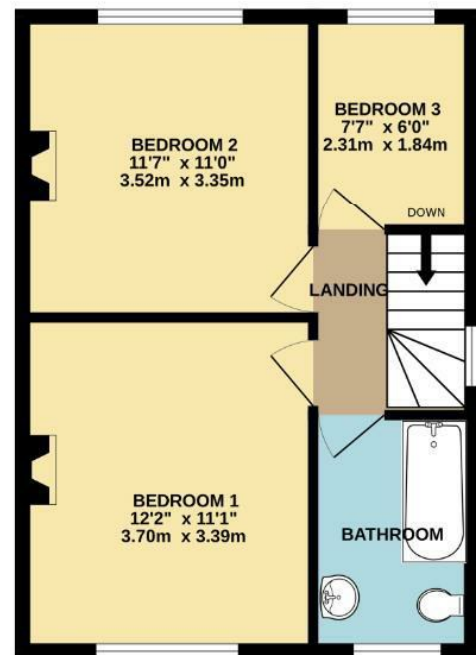
Council Tax Band: C



GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.0 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		



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.