

**29 Boughton Green Road
Kingsthorpe
NORTHAMPTON
NN2 7SW**

£195,000



- MODERNISED AND UPDATED
- UPSTAIRS SHOWER ROOM
- GENEROUS REAR GARDEN
- IDEAL FIRST HOME

- TWO BEDROOMS
- REFITTED MODERN KITCHEN
- OPEN LOUNGE/DINER
- ENERGY PERFORMANCE RATING: D

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PERSONAL • PROFESSIONAL • PROACTIVE

An extended, mid-terraced cottage, situated in the heart of Kingsthorpe within easy access to local shops and amenities and with a generously long rear garden. Having been modernised and updated the accommodation comprises: an open plan lounge/diner and a lobby leading to a stylishly refitted modern kitchen on the ground floor and to the first floor, a shower room and two bedrooms. The property has been sympathetically updated to provide a mixture of modern features such as vertical radiators and uPVC double glazing, whilst retaining the character feel of the original Victorian building. Externally, there is a small wall enclosed frontage and to the rear, a long rear garden provides a generous patio area and lawn.

Ground Floor

Entrance

Entered via a uPVC double glazed door.

Lounge/Diner

22'5 x 11'5 (max) (6.83m x 3.48m (max))

Double glazed window to the front elevation, vinyl flooring, stairs rising to the first floor with a storage cupboard under, television point, two modern vertical radiators, box arch to the rear lobby.

Rear Lobby

9'2 x 5'10 (max) (2.79m x 1.78m (max))

Open box arch to the kitchen, door to the rear garden, fridge/freezer point.

Kitchen

9'2 x 5'9 (2.79m x 1.75m)

Refitted with a stylish and modern range of wall and base level units, with complementary work surfaces over, inset stainless steel sink drainer with a Swan neck mixer tap over, integrated electric oven and hob with an extractor over, integrated dishwasher and washing machine, inset spotlighting, vinyl flooring.

First Floor

Bedroom One

11'5 x 11'1 (3.48m x 3.38m)

Double glazed window to the front elevation, radiator, television point.

Bedroom Two

10'11 x 6'0 (3.33m x 1.83m)

Double glazed window to the rear elevation, radiator.

Shower Room

Fitted with a suite comprising; a tiled shower cubicle, low level W.C. and a vanity unit housing a wash basin, chrome heated towel rail, Velux style skylight window,

Outside

Front Courtyard

A small courtyard enclosed by a wall to the front.

Rear Garden

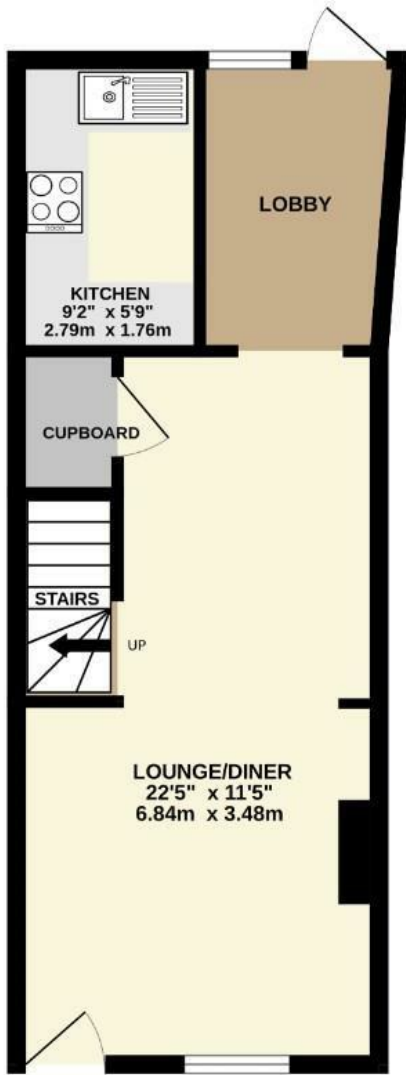
A long rear garden laid mainly to lawn with a paved patio area and enclosed by timber fencing.

Agents Notes:

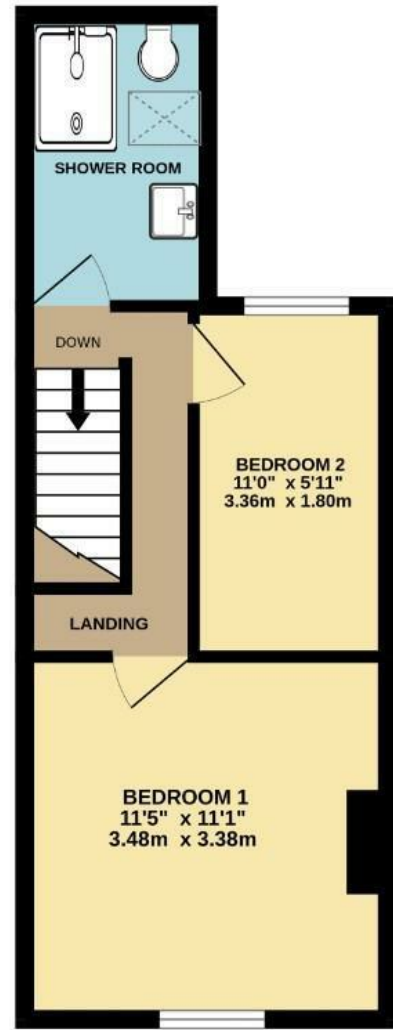
Local Authority: Northampton
Council Tax Band: B
Energy Performance Rating: D



GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



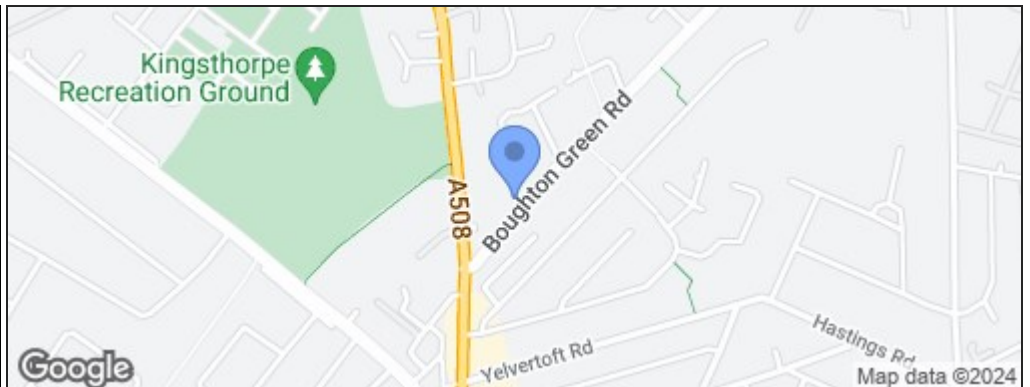
1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA: 665 sq.ft. (61.8 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			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.