

**49 Julian Way
Kingsthorpe
NORTHAMPTON
NN2 8AA**

£235,000



- **TWO BEDROOMS**
- **NO UPPER CHAIN**
- **OFF ROAD PARKING**
- **SEPARATE LOUNGE**

- **KITCHEN DINER**
- **VIEWS OVER COUNTRYSIDE**
- **GAS CENTRAL HEATING**
- **ENERGY PERFORMANCE RATING: D**

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PERSONAL • PROFESSIONAL • PROACTIVE

Situated in the poplar area of Kingsthorpe Village and overlooking open countryside to rear, a mature semi-detached bungalow offered with no upper chain. The accommodation comprises of an open kitchen/diner, separate lounge, two bedrooms and a shower room. The kitchen includes a fridge and a freezer under the kitchen units, a washing machine, electric cooker, electric hob and extractor over. Externally there are good sized gardens to the front and rear with off road parking for two vehicles.

Entrance Hall

Entry through double glazed frosted UPVC door, radiator and access to loft.

Kitchen/Dining Area

8'2" x 18'0" (2.5 x 5.5)

Kitchen Area

Wall and base mounted units with roll top surfaces, built in electric cooker, electric hob and extractor fan over. Fridge and freezer under kitchen units, washing machine, stainless steel mixer tap sink with drainer and cupboard housing gas boiler. Breakfast bar suitable for two people and window above sink to the side elevation.

Dining Area

Radiator, window to side elevation and French doors opening onto rear garden.

Lounge

14'0" x 9'11" max (4.29 x 3.03 max)

Recess to either side of chimney breast, radiator and bay window the front elevation.

Bedroom One

9'1" x 8'6" (2.78 x 2.6)

Radiator and window to rear elevation.

Bedroom Two

7'6" x 8'6" (2.3 x 2.6)

Radiator and window to front elevation.

Shower Room

Three piece suite consisting of curved shower cubicle with double head gravity fed shower, close couple w/c and pedestal wash hand basin. Full height tiling in shower and wall behind the sink and then half tiling two splash back behind toilet. There is also a radiator and frosted window two side elevation.

Front Garden

Raised gravel driveway with space for two vehicles and pathway leading to front door.

Rear Garden

Decking with flower beds and shrubs. Laid to lawn to the edge of the boundary. Fully enclosed with fence panelling over looking the fields and brick built storage shed.



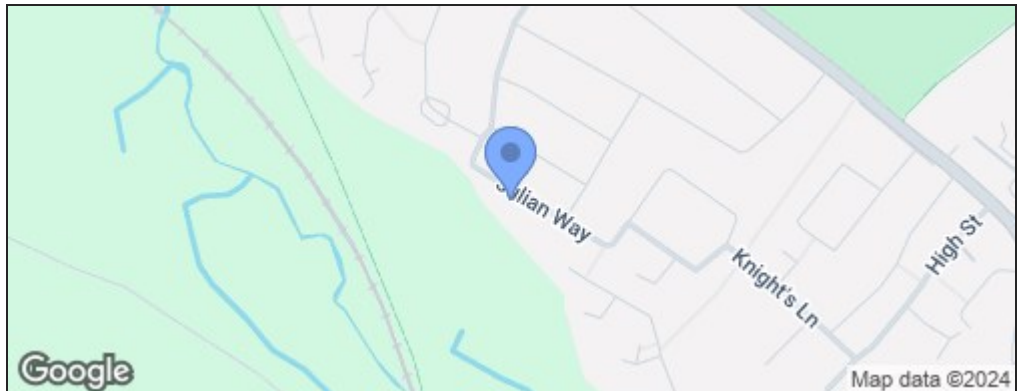
GROUND FLOOR



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		91
(81-91) B		
(69-80) C	66	
(55-68) D		
(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.