

**582 Obelisk Rise
Kingsthorpe
NORTHAMPTON
NN2 8SY**

£300,000



- **EXTENDED**
- **POSSIBLE DEVELOPMENT OPPORTUNITY**
- **THREE BEDROOMS**
- **SOUGHT AFTER LOCATION**

- **LARGE PLOT**
- **GARAGE**
- **KITCHEN/FAMILY/DINING ROOM**
- **ENERGY EFFICIENCY RATING: D**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

An extended three bedroom semi detached property located on a larger than average plot in the highly desirable Obelisk Rise development. The accommodation comprises an entrance hall, lounge, kitchen/dining/family room, three bedrooms, a family bathroom, and a detached single garage. The property also benefits from gas radiator heating and double glazing. Additionally, the property offers scope for further development, subject to the necessary statutory consents.

Ground Floor

Entrance Hall

Approached via entrance door, stairs to first floor, door to;

Lounge

15'0" x 8'4" (4.59m x 2.55m)

Window to the front aspect, radiator, tv point, door to;

Kitchen/Family/Dining Room

Kitchen Area

15'0" x 10'5" (4.59m x 3.2m)

Sink unit set into a range of base units with work surfaces over, matching wall mounted units, built in oven and hob, plumbing for washing machine, radiator, access to;

Dining/Family Area

14'11" x 9'6" (4.57m x 2.92m)

Windows to the rear and side aspect, double door to the garden.

First Floor

Landing

Window to the side, doors to;

Bedroom One

15'0" x 8'4" (4.59m x 2.55m)

Window to the front aspect, radiator.

Bedroom Two

10'9" x 8'5" (3.3m x 2.57m)

Window to the rear aspect, radiator.

Bedroom Three

12'0" max x 6'5" (3.67m max x 1.96m)

Window to the front aspect, radiator.

Bathroom

Window to the rear aspect, three piece suite comprising low level wc, wash hand basin, side paneled bath. radiator.

Externally

Front Garden

Large front garden, laid to lawn, driveway providing off road parking.

Garage

Detached garage.

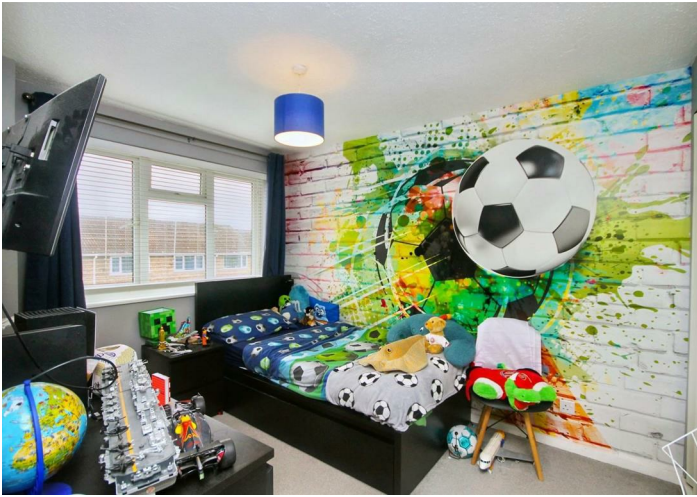
Rear Garden

Fully enclosed rear garden.

Agents Notes

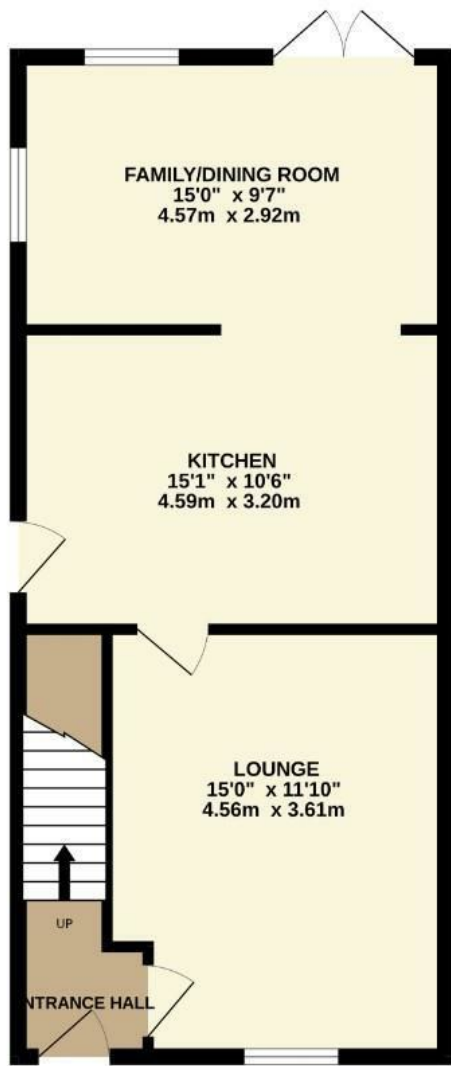
West Northamptonshire Council

Council Tax Band C

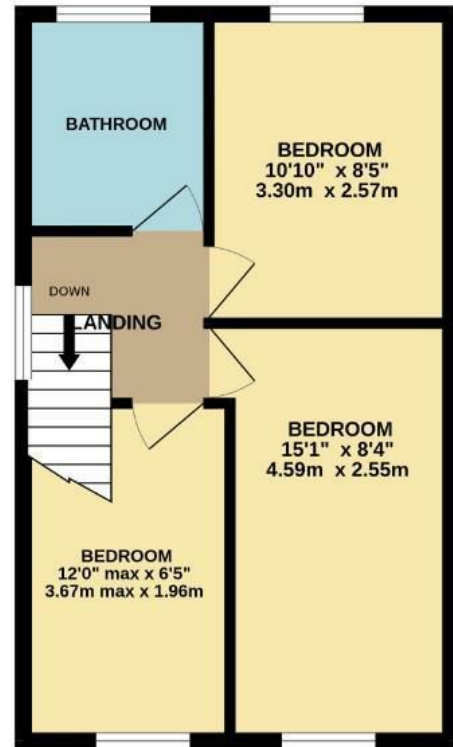




GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.



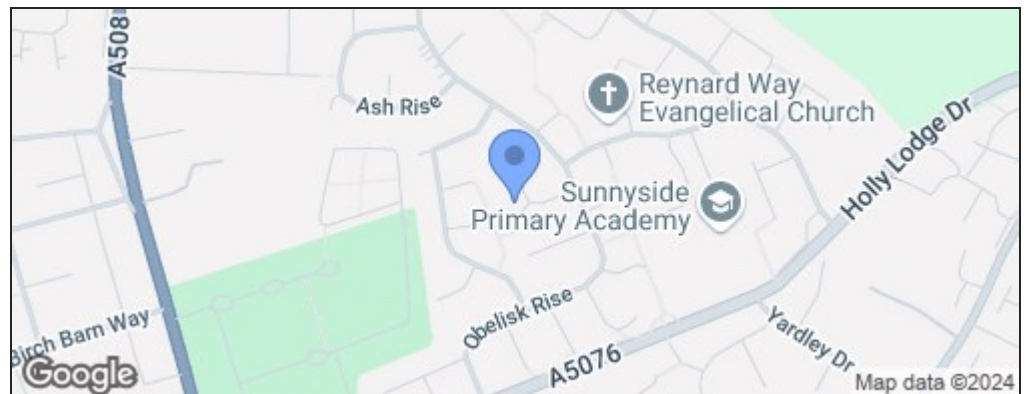
1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 908 sq.ft. (84.3 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			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		80



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.