

**16 Welford Road
Kingsthorpe
NORTHAMPTON
NN2 8AG**

£225,000



- SEMI DETACHED
- TWO BEDROOMS
- UPVC DOUBLE GLAZING
- FRONT AND REAR GARDENS

- BUNGALOW
- CONSERVATORY
- GAS TO RADIATOR CENTRAL HEATING
- ENERGY EFFICIENCY RATING: D

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PERSONAL • PROFESSIONAL • PROACTIVE

Nestled on the charming Welford Road in Northampton, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With its older character, the property exudes a warm and inviting atmosphere, making it an ideal home for those seeking a peaceful retreat.

The bungalow features a spacious reception room, providing a welcoming space for relaxation and entertaining guests. The two well-proportioned bedrooms offer ample room for rest, while the bathroom is conveniently located to serve the needs of the household.

One of the standout features of this property is the lovely conservatory, which invites natural light and provides a serene spot to enjoy the garden views throughout the seasons. Whether you wish to sip your morning coffee or unwind with a good book, this space is sure to become a favourite.

Additionally, the absence of a chain means that you can move in without delay, allowing you to settle into your new home with ease. The location on Welford Road is not only picturesque but also conveniently situated near local amenities, ensuring that everything you need is within easy reach.

This bungalow presents a wonderful opportunity for first-time buyers, downsizers, or anyone looking for a tranquil living space in Northampton. With its charming features and prime location, this property is not to be missed. Come and experience the warmth and comfort that this bungalow has to offer.

Ground Floor

Entrance Hall

Laminate wooden flooring, radiators, access to loft, doors to:

Lounge

13'9" x 11'5" (4.20 x 3.49)

Laminate wooden flooring, radiator, TV point, feature fireplace with gas fire, UPVC double glazed window to front.

Kitchen

7'5" x 9'1" (2.28 x 2.77)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, fitted electric hob and oven, plumbing for washing machine, radiator, wooden flooring, UPVC double glazed door to side, UPVC double glazed window to rear.

Conservatory

8'1" x 9'6" (2.47 x 2.91)

UPVC construction over brick built dwarf wall, power and light connected, tiled flooring, UPVC door out to rear garden.

Bedroom One

10'7" x 14'9" into bay (3.23 x 4.51 into bay)

Radiator, fitted wardrobes, UPVC double glazed bay window to front.

Bedroom Two

8'8" x 10'9" (2.66 x 3.29)

Radiator, laminate wooden flooring, glazed French doors out to conservatory.

Shower Room

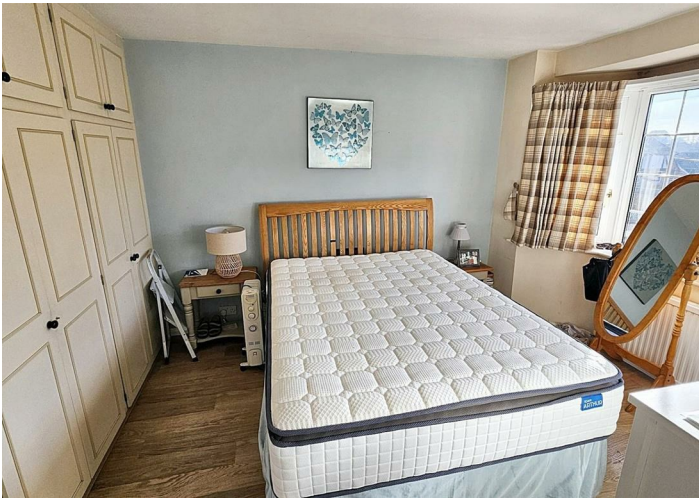
Suite comprising corner shower cubicle with shower unit above, hand wash basin, low level W/C, tiled splash areas, radiator, two UPVC double glazed windows to rear, wooden laminate flooring.

Externally**Front Garden**

Mainly laid to lawn, surrounded by stone wall elevated front road side with steps leading to front door.

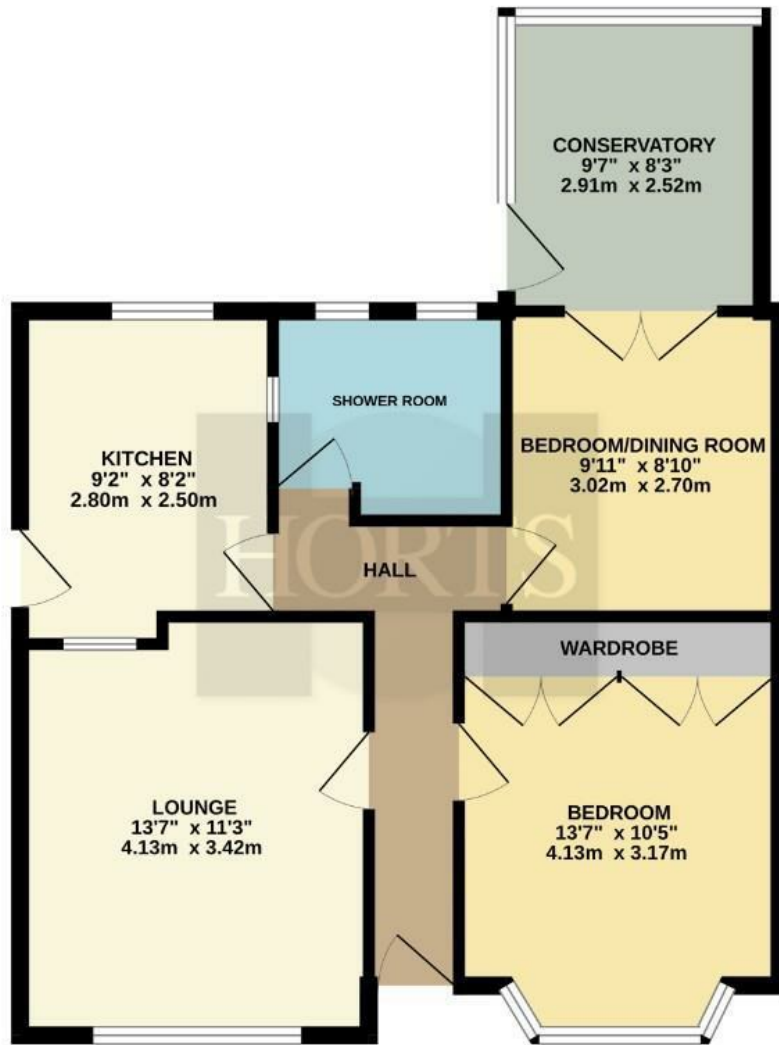
Rear Garden

Block paved patio, area laid to lawn, flower and shrub borders, mature plants and trees, timber shed, brick built out building for further storage.





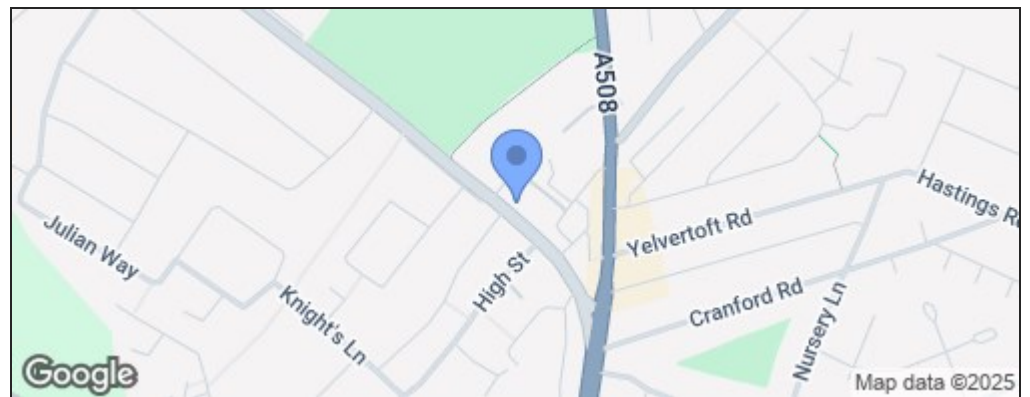
GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.