

**22 Thornby Drive  
Kingsthorpe  
NORTHAMPTON  
NN2 8HB**

**£300,000**



- **REFURBISHED THROUGHOUT**
- **AMPLE OFF ROAD PARKING**
- **THREE BEDROOMS**
- **CORNER PLOT**

- **OPEN PLAN KITCHEN/LIVING ROOM**
- **SOUGHT AFTER LOCATION**
- **GAS CENTRAL HEATING**
- **ENERGY EFFICIENCY RATING: E**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A beautifully presented and fully refurbished three bedroom semi-detached bungalow, situated on the sought-after Thornby Drive. Occupying a generous corner plot, the property offers ample off road parking and a landscaped, low maintenance, fully enclosed rear garden.

The accommodation features an entrance hall leading to a stunning open plan kitchen/living room with direct access to the rear garden. Two bedrooms are positioned at the front of the property, while the main bedroom at the rear also benefits from garden access. A well appointed four piece bathroom completes the layout.

Alternatively, the bungalow could function as a two bedroom home, with the rear bedroom repurposed as a separate living room and the kitchen/living area serving as a spacious open plan kitchen/dining room.

Additional benefits include double glazing and gas central heating.

## **Ground Floor**

### **Entrance**

Door to;

### **Entrance Hall**

Loft access to roof space, radiator, doors to;

### **Open plan Kitchen/Living Room**

#### **Living/Dining Area**

9'10" x 13'5" (3 x 4.11)

Bay window to the front aspect, patio doors to the rear garden, radiator.

#### **Kitchen**

15'4" x 7'3" (4.68 x 2.21)

Two windows overlooking the rear garden. Sink unit set into a range of base units with work surfaces over, matching wall-mounted units, upright larder unit, and tiled splash backs. Integral dishwasher, plumbing for washing machine and tumble dryer, space for fridge/freezer. Built-in double oven, induction hob with extractor hood over, ceiling spotlights, radiator.

### **Bedroom One/Living Room**

10'4" x 13'5" (3.16 x 4.10)

Patio doors opening onto the rear garden, designer radiator.

### **Bedroom Two**

10'4" x 13'4" (3.17 x 4.07)

Bay window to the front aspect, radiator.

### **Bedroom Three**

9'3" x 7'4" (2.84 x 2.24)

Window to the front aspect, radiator.

### **Bathroom**

White suite comprising bath with mixer taps, WC, and sink set into a vanity unit. Fully tiled shower cubicle with glass doors, tiling to splash areas, tiled floor, radiator.

### **Externally**

**Front**

Gravelled front garden with pathway to entrance door, off road parking for several vehicles.

**Rear**

Low maintenance rear garden with steps leading up to a patio area, brick built bbq, gated side access.

**Agents Notes**

West Northamptonshire Council

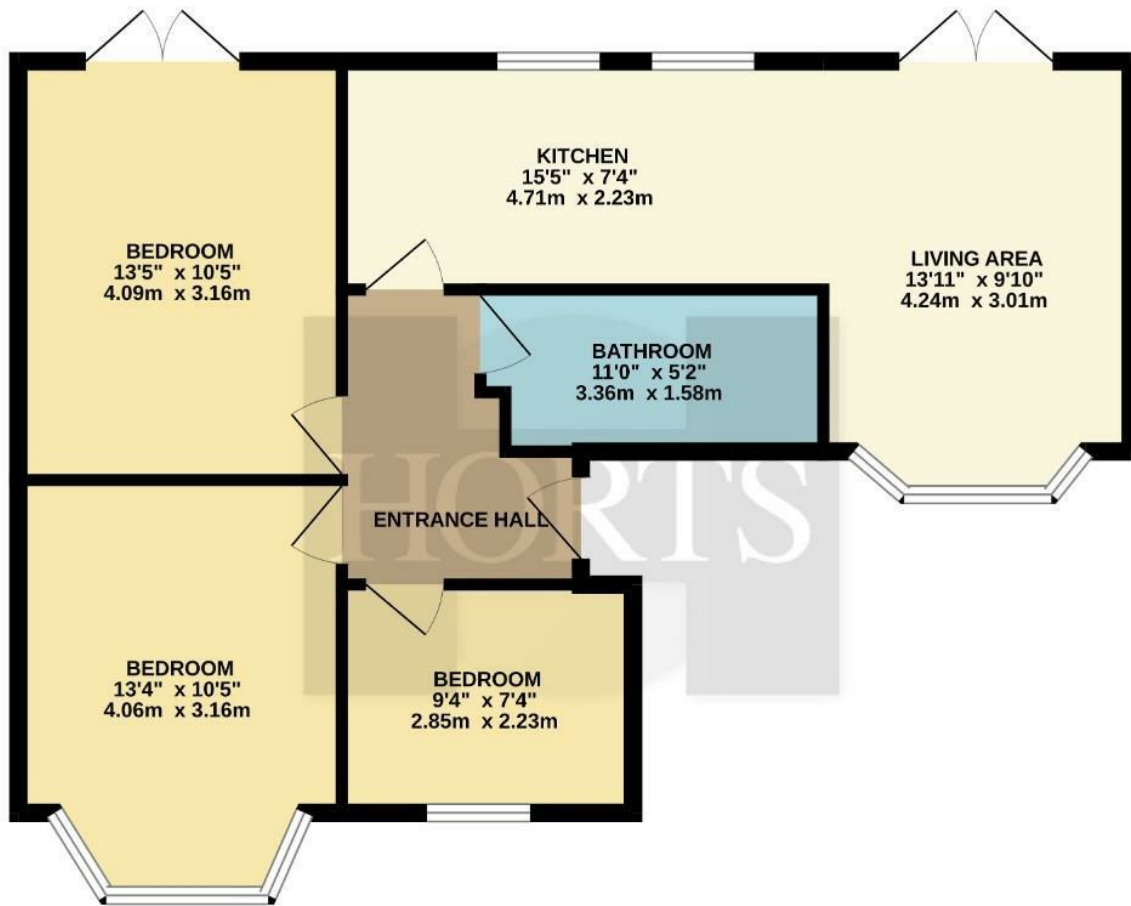
Council Tax Band: C







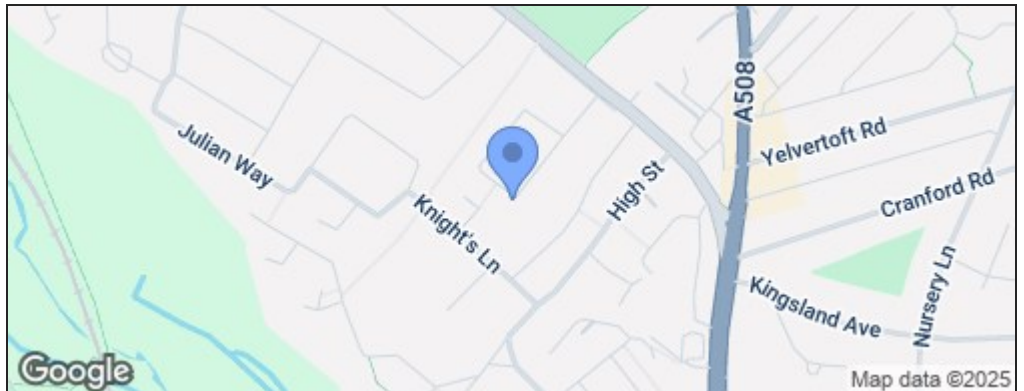
GROUND FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 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		
(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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