

**86 Rosedale Road  
Kingsthorpe  
NORTHAMPTON  
NN2 7QF**

**£220,000**



- TWO BEDROOMS
- REFITTED KITCHEN
- ENCLOSED REAR GARDEN WITH SHELTERED DECKING
- GAS RADIATOR HEATING
- TERRACED HOME
- REFITTED BATHROOM
- DOUBLE GLAZING
- ENERGY RATING: D

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This beautifully maintained home features a welcoming entrance hall, a spacious lounge, and a modern refitted kitchen/diner on the ground floor. Upstairs, you'll find two generously sized double bedrooms and a stylishly updated family bathroom. The enclosed rear garden offers a private retreat with a sheltered decking area, perfect for outdoor living. Additional benefits include uPVC double glazing and efficient gas radiator heating.

## **Ground Floor**

### **Entrance Hall**

Enter via double glazed door, stairs rising to first floor, doors leading to lounge and kitchen/diner.

### **Lounge**

10'11" x 16'0" (3.34 x 4.88)

Window to front aspect, built in cupboards, electric fireplace, French doors leading to rear garden.

### **Kitchen/Diner**

16'7" x 10'8" max (5.08 x 3.26 max)

Refitted with a range of wall and base level units with work surfaces over, sink and drainer unit with mixer tap over, built in electric oven, fitted gas hob with extractor over, tiled splash backs, space for fridge/freezer, double glazed door leading to rear garden, window to front aspect.

## **First Floor**

### **Landing**

Window to front aspect, doors to:

### **Bedroom One**

10'11" x 15'11" (3.34 x 4.87)

Dual aspect windows to front and rear, built in cupboards.

### **Bedroom Two**

9'11" x 9'7" (3.04 x 2.94)

Window to front aspect, built in cupboards.

### **Bathroom**

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, corner bath with fitted shower over, tiled splashbacks, tiled flooring. obscured window to rear aspect.

## **Externally**

### **Front Garden**

Small courtyard frontage, enclosed by dwarf brick wall, access via timber gate.

### **Rear Garden**

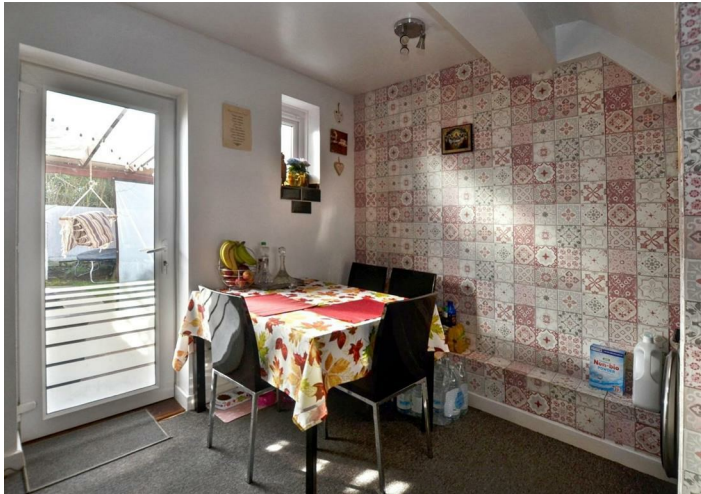
Laid to decking and lawn, enclosed by timber fencing, large covered pagola area with power and light connected.

## **Agents Notes**

Local Authority: West Northamptonshire

Council Tax Band: A













TOTAL FLOOR AREA : 725 sq.ft. (67.4 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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.