

**37 Gillsway
Kingsthorpe
NORTHAMPTON
NN2 8HT**

£275,000



- OFFERED WITH NO CHAIN
- NEW CENTRAL HEATING SYSTEM
- MODERN FULLY TILED SHOWER ROOM
- UPVC DOUBLE GLAZING THROUGHOUT

- RECENTLY REFURBISHED
- SPACIOUS 22'10" LOUNGE/DINING ROOM
- PRIVATE, ENCLOSED REAR GARDEN
- ENERGY EFFICIENCY RATING: TBC

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



PERSONAL • PROFESSIONAL • PROACTIVE

****Offered with NO CHAIN****, this beautifully refurbished and extended two bedroom semi-detached bungalow is situated in the highly desirable Gillsway area. The property has undergone extensive improvements, including a brand new kitchen with integrated appliances, a full new central heating system, new carpets, new internal doors, and complete redecoration throughout. The accommodation comprises an entrance porch leading to a welcoming hallway, providing access to a spacious 22'10" lounge/dining room with doors opening to the rear garden, a beautifully appointed kitchen, a fully tiled shower room featuring a double width walk-in shower, and two generously sized bedrooms. Externally, the property boasts a private, fully enclosed rear garden, while the low maintenance front garden will have off road parking (subject to necessary consents being gained). Additional benefits include uPVC double glazing throughout. A fantastic opportunity to purchase a move in ready bungalow in a sought after location!

Ground Floor

Entrance Porch

Welcoming entrance with access to:

Entrance Hall

Inviting hallway with loft access to the roof space, luxury vinyl tiled flooring, and a radiator.

Lounge/Diner

22'11" x 9'11" (7m x 3.04m)

A bright and airy living space featuring sliding patio doors that open to the private rear garden, two radiators.

Kitchen

11'5" x 6'11" (3.49m x 2.12m)

Beautifully appointed kitchen with a window overlooking the rear garden and a door providing direct outdoor access. The kitchen features a stainless steel sink unit set into a range of modern base units with work surfaces over, tiled splashbacks, and matching wall mounted cupboards. Integrated appliances include a built-in oven and hob with an extractor hood, a dishwasher, and a fridge freezer. There is also plumbing for a washing machine, luxury vinyl tiled flooring, and a radiator.

Bedroom One

12'6" x 9'11" (3.83m x 3.04m)

A spacious double bedroom featuring a charming bay window to the front aspect, filling the room with natural light. Includes a radiator.

Bedroom Two

9'0" x 7'7" (2.76m x 2.33m)

A well proportioned second bedroom with a window to the front aspect and a radiator. Ideal as a guest bedroom, home office, or study.

Shower Room

Modern and fully tiled, featuring a walk-in double shower cubicle, wash hand basin, low level WC, chrome heated towel rail, extractor fan, and a window to the side aspect.

Externally

Front Garden

Designed for low maintenance, mainly gravelled with established shrubs and a pathway leading to the entrance porch. Offers potential for off road parking (subject to necessary consents).

Rear Garden

A private and fully enclosed rear garden featuring two paved patio areas, a gravelled section, and a well maintained lawn. Gated side access provides additional convenience.

Agents Notes

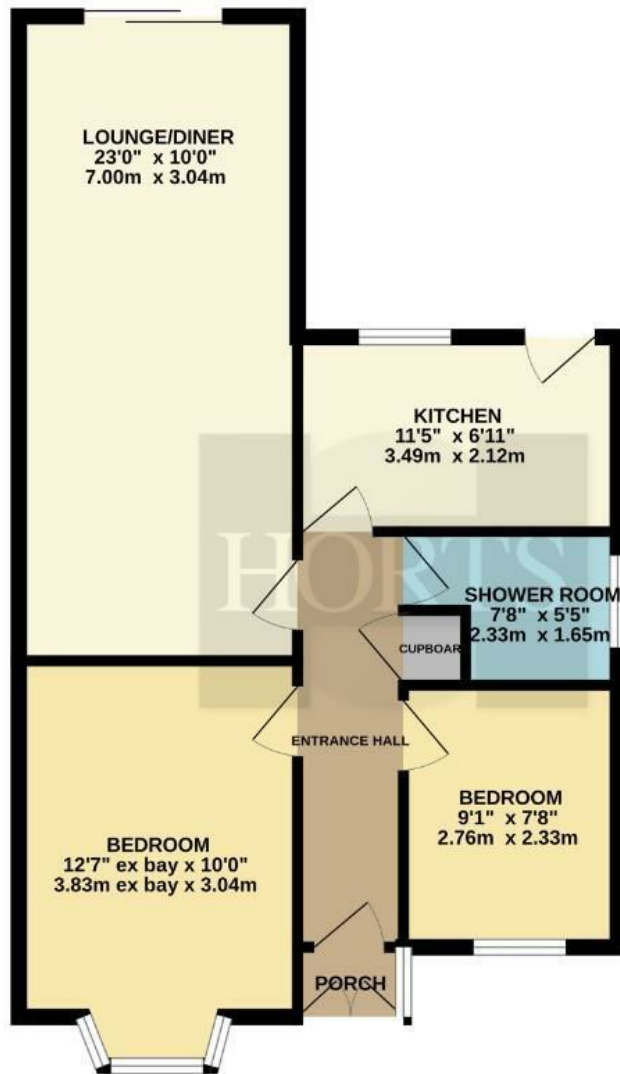
West Northamptonshire Council

Tax Band: B

Planning is being submitted for the provision of off road parking.



GROUND FLOOR
623 sq.ft. (57.8 sq.m.) approx.

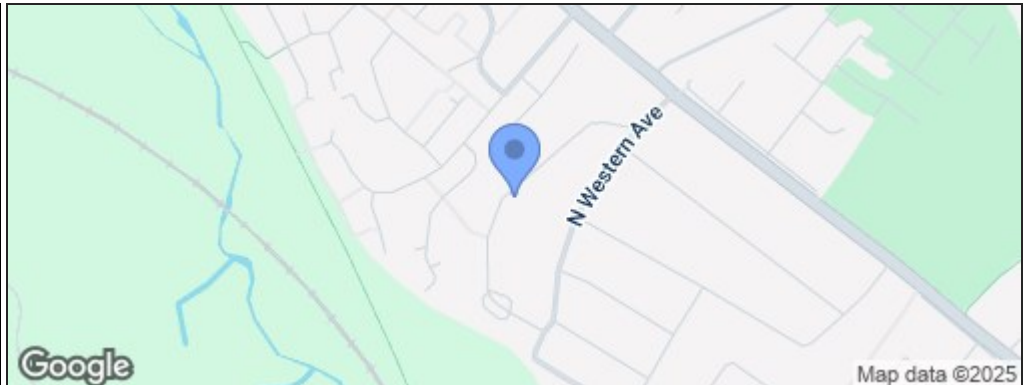


TOTAL FLOOR AREA : 623 sq.ft. (57.8 sq.m.) approx.

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	



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.