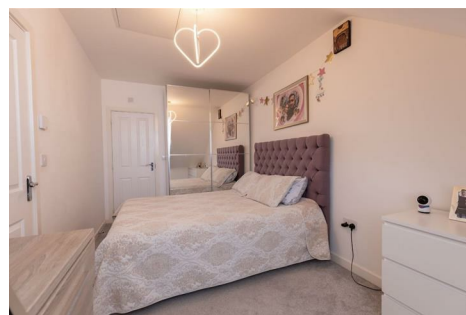


**12 Ashton Way  
Scholars Green  
NORTHAMPTON  
NN2 7AR**

**£275,000**



- MID TERRACE
- THREE BEDROOMS
- CLOAKROOM
- ALLOCATED PARKING
- GAS RADIATOR HEATING

- TOWN HOUSE
- KITCHEN/DINING ROOM
- EN SUITE TO MASTER
- UPVC DOUBLE GLAZING
- ENERGY EFFICIENCY RATING: B

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PERSONAL • PROFESSIONAL • PROACTIVE

A modern three bedroom three-storey town house situated in the north Northampton suburb of Kingsthorpe. The accommodation comprises entrance hall, cloakroom, lounge, kitchen/dining room, master bedroom with en suite shower room and two further bedrooms and family bathroom. The property also benefits uPVC double glazing, gas radiator heating, gardens and allocated off road parking.

## **Ground Floor**

### **Entrance Porch**

Doors to:

### **Lounge**

13'7" x 11'10" (4.15 x 3.62)

Radiator, built in cupboard, uPVC double glazed window to front.

### **Inner Hall**

Stairs leading to first floor landing, doors to:

### **Cloakroom**

Suite comprising low level w.c, hand wash basin, radiator, tiled splash backs.

### **Kitchen / Diner**

11'9" x 8'11" (3.59 x 2.72)

Fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, tiling above work surface, eye level cupboards, built in gas hob with extractor fan above, electric oven, built in fridge/freezer and washing machine, radiator, uPVC double glazed window and French doors to garden.

## **First Floor**

### **Landing**

Stairs leading to second floor landing, radiator, doors to:

### **Bedroom Two**

11'8" x 10'6" (3.58 x 3.21)

Radiator, two uPVC double glazed windows to front.

### **Bedroom Three**

11'10" x 8'11" (3.62 x 2.74)

Radiator, uPVC double glazed window to rear.

### **Family Bathroom**

Suite comprising bath unit with shower unit above, hand wash basin, low level w.c, tiled splash backs, radiator.

## **Second Floor**

### **Landing**

Built in cupboard, door to:

### **Bedroom One**

16'10" x 8'5" (5.14 x 2.57)

Radiator, uPVC double glazed window to front, door to:

**Ensuite**

Suite comprising tiled shower cubicle with shower unit above, hand wash basin, low level w.c, tiled splash backs, radiator, double glazed Velux window to rear.

**Externally****Front Garden**

Mainly paved with flower bed.

**Rear Garden**

Paved patio leading to lawn, timber shed, rear gated access to allocated parking space for two cars.

**Agents Notes**

Local Authority: West Northamptonshire

Council Tax Band : C



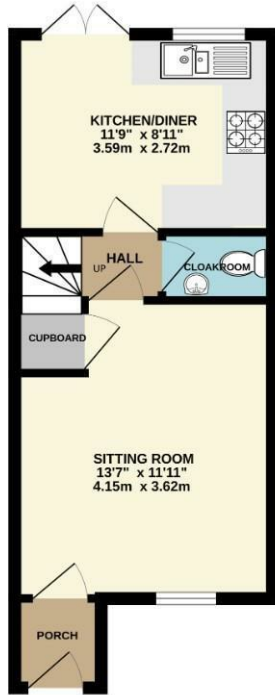




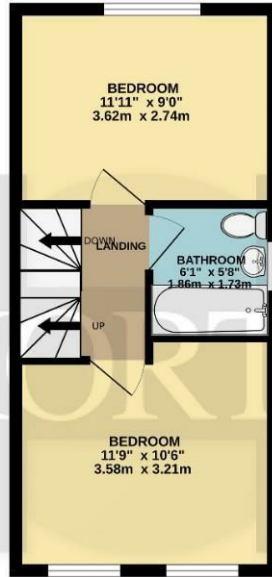




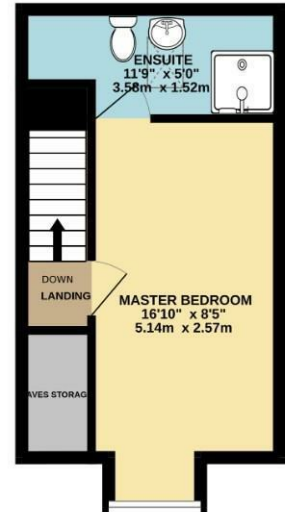
GROUND FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR  
302 sq.ft. (28.0 sq.m.) approx.



2ND FLOOR  
245 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 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		96
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.