

**403 Welford Road
Kingsthorpe
NORTHAMPTON
NN2 8PT**

£315,000



- **EXTENDED TO THE REAR**
- **OFF ROAD PARKING**
- **DOWNSTAIRS W.C.**
- **ELEVATED POSITION**

- **LONG REAR GARDEN**
- **THREE BEDROOMS**
- **COMPLETE UPPER CHAIN**
- **ENERGY PERFORMANCE RATING: D**

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PERSONAL • PROFESSIONAL • PROACTIVE

Extended to provide a large kitchen and extra reception space to the rear, this semi detached home enjoys views across the Brampton Valley Way. The accommodation comprises; an entrance hall, sitting room, lounge and garden room, large kitchen with utility area, a downstairs W.C, three bedrooms and a family bathroom. Externally there is off road parking to the front and long rear garden with a westerly aspect overlooking open fields. Benefits include uPVC double glazing and gas fired radiator heating and the property is offered with a complete upper chain.

Ground Floor

Entrance Hall

Entered via a panel door under a storm porch, stairs to the first floor landing, panelled doors to the ground floor rooms, storage cupboard, radiator.

Sitting Room

10'11 x 10'11 (3.33m x 3.33m)

Double glazed bow bay window to the front elevation, radiator, stripped and stained floorboards, picture rail.

Lounge

10'11 x 10'9 (3.33m x 3.28m)

Stripped and stained floorboards, radiator, feature fireplace, television point, opens with steps down to a garden room.

Garden Room

11'4 x 9'11 (3.45m x 3.02m)

Double glazed uPVC doors and windows to the rear garden, wall light points, two skylight windows, radiator.

Kitchen

20'8 x 9'9 narrowing to 5'9 (6.30m x 2.97m narrowing to 1.75m)

Extended to the rear and fitted with a range of wall and base level units with work surfaces over, inset one and a half bowl sink drainer unit, gas cooker point, space and plumbing for a dishwasher and a washing machine, space for an American style fridge freezer, inset spotlighting, space for a tumble drier, double glazed window to the rear garden, double glazed door to the front elevation, radiator.

Cloakroom W.C.

Fitted with a low level W.C. and a wash hand basin, radiator, extractor fan.

First Floor

Landing

Loft access hatch, doors to the first floor rooms, double glazed window to the side elevation.

Bedroom One

10'11 x 10'10 (3.33m x 3.30m)

Double glazed bow bay window to the front elevation, radiator, stripped and stained floorboards.

Bedroom Two

10'11 x 10'11 (3.33m x 3.33m)

Double glazed window to the rear elevation, radiator, stripped and stained floorboards, built-in wardrobe.

Bedroom Three

6'7 x 5'5 (2.01m x 1.65m)

Double glazed window to the front elevation, radiator.

Family Bathroom

Fitted with a suite comprising a panelled bath with a shower over, pedestal sink, low level W.C. and tiled walls to splash back areas.

Outside**Front Garden**

Off road parking for two to three vehicles, well stocked enclosed flower beds to the borders.

Rear Garden

A long, westerly facing rear garden with views across the Brampton Valley Way, laid mainly to lawn with a large paved patio.

Agents Notes:

Energy Performance Rating: D

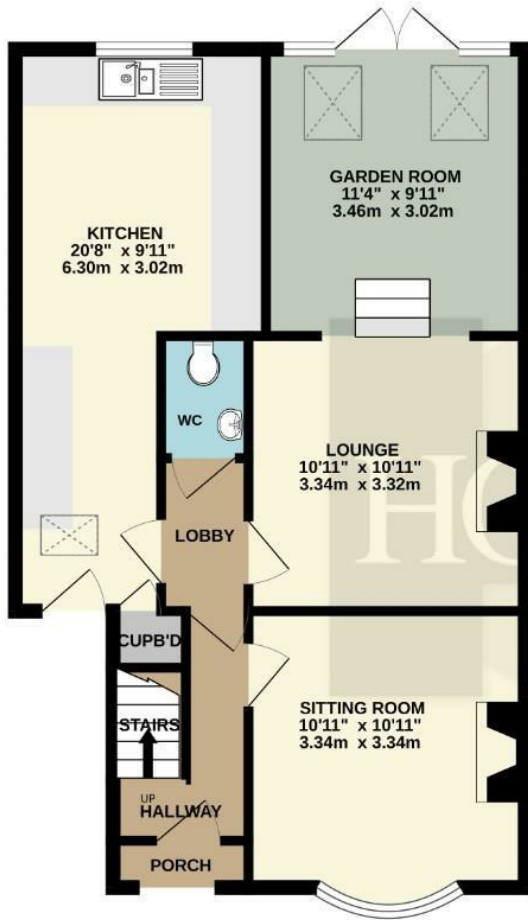
Local Authority: West Northants

Council Tax Band: C

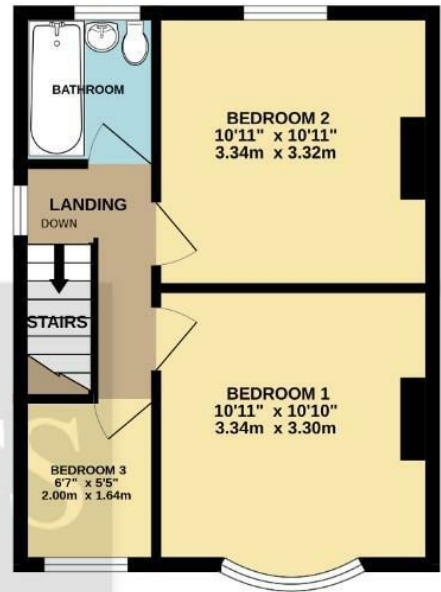




GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.

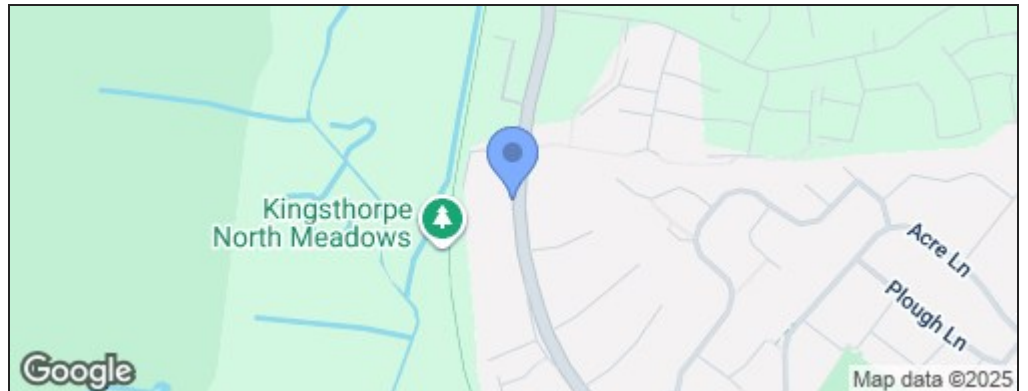


TOTAL FLOOR AREA : 971 sq.ft. (90.3 sq.m.) approx.

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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
		83
		63



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.