

**46 Ash Rise
Kingsthorpe
NORTHAMPTON
NN2 8SB**

£260,000



- **END OF TERRACED**
- **SINGLE INTEGRAL GARAGE**
- **GAS RADIATOR HEATING**
- **GARDENS WITH WOODLAND TO REAR**
- **ENERGY EFFICIENCY RATING: TBC**

- **THREE BEDROOMS**
- **UPVC DOUBLE GLAZED**
- **OFF ROAD PARKING**
- **MODERN KITCHEN**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to this charming end-terrace house located in the desirable area of Ash Rise, Northampton. This modern property offers a perfect blend of comfort and convenience, making it an ideal choice for families or professionals seeking a welcoming home.

Upon entering, you will find a lounge area and a modern kitchen/dining area that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The house boasts three well-proportioned bedrooms, each offering ample space and natural light, ensuring a restful retreat for all family members.

The property features a contemporary bathroom, designed with modern fixtures and fittings, catering to your everyday needs. The layout of the house is practical and functional, making it easy to navigate and enjoy daily life.

One of the standout features of this home is the parking space available for two vehicles, a rare find in many urban settings. This added convenience allows for easy access and peace of mind, especially for those with multiple cars.

Situated in a friendly neighbourhood, this property is close to local amenities, schools, and parks, making it an excellent choice for families. The modern design and thoughtful layout of this end-terrace house ensure that it meets the needs of today's lifestyle.

In summary, this delightful home in Ash Rise, Northampton, offers a wonderful opportunity for those looking to settle in a modern and well-connected area. With its spacious living areas, ample bedrooms, and convenient parking, it is a property not to be missed. We invite you to come and experience the charm of this lovely home for yourself.

Ground Floor

Entrance Hall

Radiator, uPVC double glazed window to side.

Lounge Area

13'5" x 10'11" (4.11 x 3.34)

Radiator, TV point, uPVC double glazed window to front.

Kitchen/Dining Room

19'2" x 9'4" (5.86 x 2.85)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, built in dishwasher, fridge/freezer, uPVC double glazed window to rear, double glazed patio doors to rear.

First Floor

First Floor Landing

Access to loft, doors to:

Bedroom One

12'6" x 9'8" (3.82 x 2.97)

Radiator, uPVC double glazed window to front.

Bedroom Two

11'8" x 9'1" (3.56 x 2.77)

Radiator, uPVC double glazed window to front.

Bedroom Three

9'5" max x 8'11" (2.89 max x 2.73)

Radiator, uPVC double glazed window to rear.

Bathroom

Suite comprising bath unit, hand wash basin, low level w.c, tiled splash areas, built in airing cupboard, heated towel rail, uPVC double glazed window to rear.

Externally**Front Garden**

Mainly laid to lawn with gravel and concrete driveway for off road parking.

Single Garage

Up and over doors, power and lighting connected.

Rear Garden

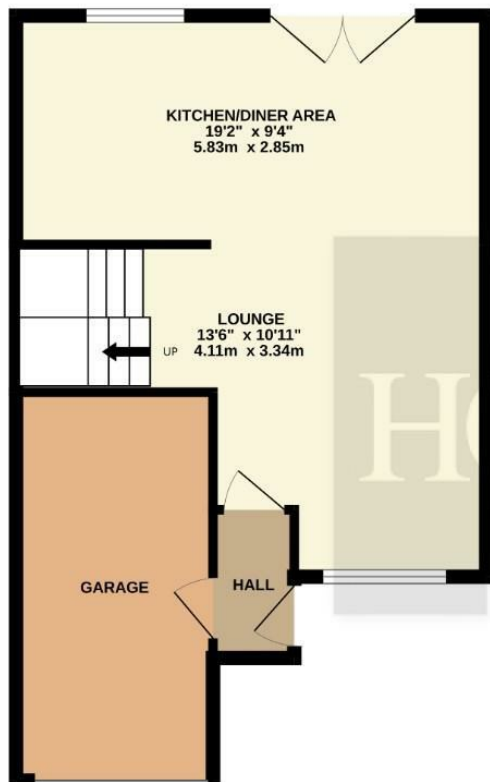
Paved patio area, lawn, wooden decked patio.

Agents Notes

West Northampton Council Tax Band: TBC



GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.7 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.
Made with Metropix ©2025

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.