



**7 Kingscroft Court, Bellinge, Northampton, NN3 9BH**  
**£210,000 Freehold**

Jackson Grundy are pleased to bring to the market this well proportioned three bedroom mid terrace with carport and off road parking situated in a cul-de-sac close to local amenities and local road links including A43/A45. The accommodation comprises entrance porch, hall, WC, lounge, kitchen/dining room leading to conservatory. The first floor has three bedrooms and a shower room. The rear has an enclosed garden with gated rear access and the front has off road parking leading to car port. The property is offered to the market with no onward chain and would make an excellent family home. Please call to arrange an internal inspection. EPC Rating: TBC. Council Tax Band: A

**No Chain | Off Road Parking | Conservatory | Refitted Kitchen/Dining Room | Close To Local Amenities | Excellent For First Time Buyers**

modern marketing · traditional values

## PORCH

Frosted uPVC double glazed entrance door.  
Storage cupboard. Tiled floor. Timber framed door to hall.

## HALLWAY

Staircase rising to first floor landing. Doors to:

## WC

Frosted window to front elevation. Plumbing for washing machine. Wash hand basin and low level WC.

## LOUNGE 3.66m x 3.38m (12'0 x 11'1)

uPVC double glazed window to front elevation.  
Thermostat.

## KITCHEN/DINING ROOM 2.74m x 6.40m (9'0 x 21'0)

Two uPVC double glazed windows to rear elevation. Timber framed door to rear elevation. Wall and base units with roll top work surfaces over. Stainless steel sink and drainer. Space for white goods. Tiled floor. Tiling to splash back areas.

## CONSERVATORY 1.83m x 3.35m (6'0 x 11'0)

uPVC double glazed construction with door to garden. Security light.

## FIRST FLOOR LANDING

Airing cupboard with tank shelving. Storage cupboard. Doors to:

## BEDROOM ONE 3.66m x 3.33m (12'0 x 10'11)

uPVC double glazed window to rear elevation.

## BEDROOM TWO 3.05m x 3.33m (10'0 x 10'11)

uPVC double glazed window to front elevation.

## BEDROOM THREE 2.13m x 2.95m (7'0 x 9'8)

uPVC double glazed window to rear elevation.

## SHOWER ROOM

Frosted uPVC double glazed window to front elevation. Suite comprising low level WC, wash hand basin with cupboard under and double shower cubicle with electric shower. Tiled floor. Fully tiled walls.

## OUTSIDE

## FRONT GARDEN

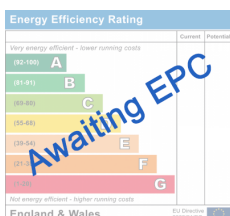
Off road parking. Undercover area leading to front door. Hedges.

## REAR GARDEN

Patio area with shrub borders. Shingled to rear. Glazed rear access.

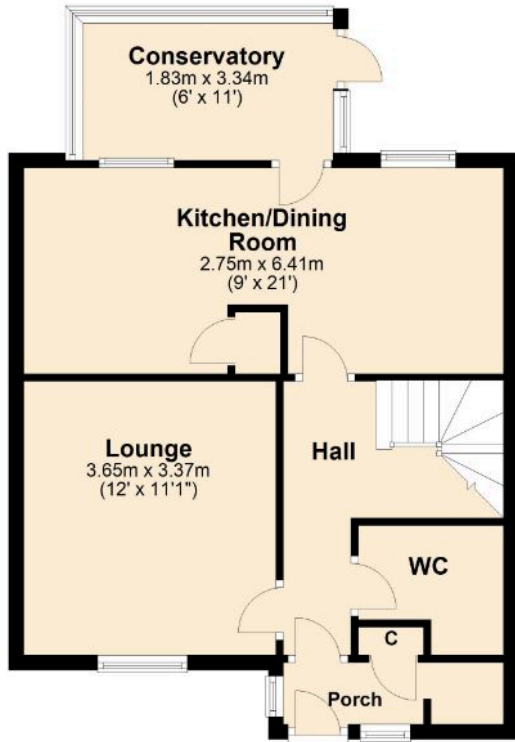
## DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

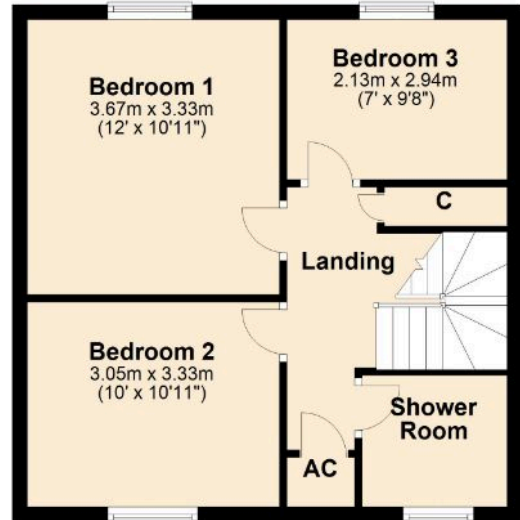


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

### Ground Floor



### First Floor



### LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).



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