



**57 South View, Kislingbury, Northampton, NN7 4AR**  
**£475,000 Freehold**

Jackson Grundy are delighted to welcome to the market this superbly presented three bedroom detached house set back on the South View location of Kislingbury. The accommodation comprises entrance hall, refitted kitchen/breakfast room with bay window, utility room, modern downstairs shower room, separate dining room with extended lounge off, there is a ideal study perfect if you work from home. Upstairs there are three bedrooms and a refitted bathroom with a roll top bath. Further benefits include ample parking, large rear garden, a viewing is highly recommended to appreciate this wonderful property. EPC Rating: TBC. Council Tax Band: E

**Immaculate Three Bedroom Detached | Long Garden | Study & Extended Lounge | Popular Location | Kitchen/Breakfast Room, Separate Dining Room | Utility Room**

**modern marketing · traditional values**

## HALLWAY

Storm porch entry. Composite entrance door. Fitted mat. Wood flooring. Wall panelling. Radiator. Staircase rising to first floor landing. Cupboard under stairs. Doors to:

## SHOWER ROOM

Heated towel rail. Suite comprising WC, elevated wash hand basin set in vanity unit and walk in shower cubicle with rain water and separate attachment. Fully tiled. Spotlight.

## UTILITY ROOM 4.14m x 2.13m (13'7 x 7'0)

Wall and base units. Space for washing machine, tumble dryer and fridge. Composite sink with mixer tap. Tiling to splash back areas. Radiator. Tiled floor. Spotlights. Spacious cloaks cupboard. Door to garage.

## DINING ROOM 3.63m x 3.33m (11'11 x 10'11)

uPVC double glazed window to side elevation. Radiator. Coving. Opening to:

## LOUNGE 3.68m x 5.56m (12'1 x 18'3)

uPVC double glazed French doors with windows to side. Feature gas fireplace with bespoke storage units built either side. Coving. Radiator. Door to:

## STUDY 1.78m x 2.41m (5'10 x 7'11)

uPVC double glazed window to rear elevation. Radiator. Coving. Wood flooring.

## KITCHEN/BREAKFAST ROOM 3.30m x 3.58m (10'10 x 11'9)

uPVC double glazed bay window to front elevation, with inset blinds and curved radiator under window. Wall and base units with granite work surfaces over. Neff induction hob, Neff oven and grill. Inset one and a half bowl ceramic sink with mixer tap. Integrated Neff dishwasher, fridge and freezer. Tiling to splash back areas. Tiled floor. Spotlights. Coving.

## FIRST FLOOR LANDING

Frosted uPVC double glazed window to side elevation. Wall panelling. Access to loft space. Doors to:

## BEDROOM ONE 3.35m x 3.51m (11'0 x 11'6)

uPVC double glazed bay window to front elevation. Radiator. Built in wardrobe.

## BEDROOM TWO 3.61m x 3.51m (11'10 x 11'6)

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe. Coving.

## BEDROOM THREE 2.13m x 1.96m (7'0 x 6'5)

uPVC double glazed window to front elevation. Radiator. Wood effect flooring. Coving.

## BATHROOM 2.41m x 1.96m (7'11 x 6'5)

Frosted uPVC double glazed window to rear elevation. Suite comprising pedestal wash hand basin with mixer tap, WC and roll top bath with central mixer tap and shower attachment. Radiator. Marble shelf. Wood flooring, Coving. Spotlights.

## OUTSIDE

### FRONT GARDEN

Panelled fence to sides and front. Off road parking for three/four cars. Lawn to side with decorative borders. Bin store. Gated side access.

### GARAGE 4.72m x 2.13m (15'6 x 7'0)

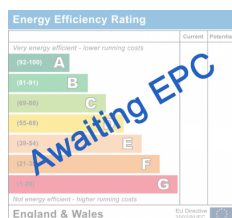
Up and over door. Skylight. Power and light.

### REAR GARDEN

Enclosed by panelled fencing. Patio. Timber framed work shop. Manicured lawn. Decorative borders to side and rear. Mature trees and hedging. Path to rear. Shed bottom. Potting shed.

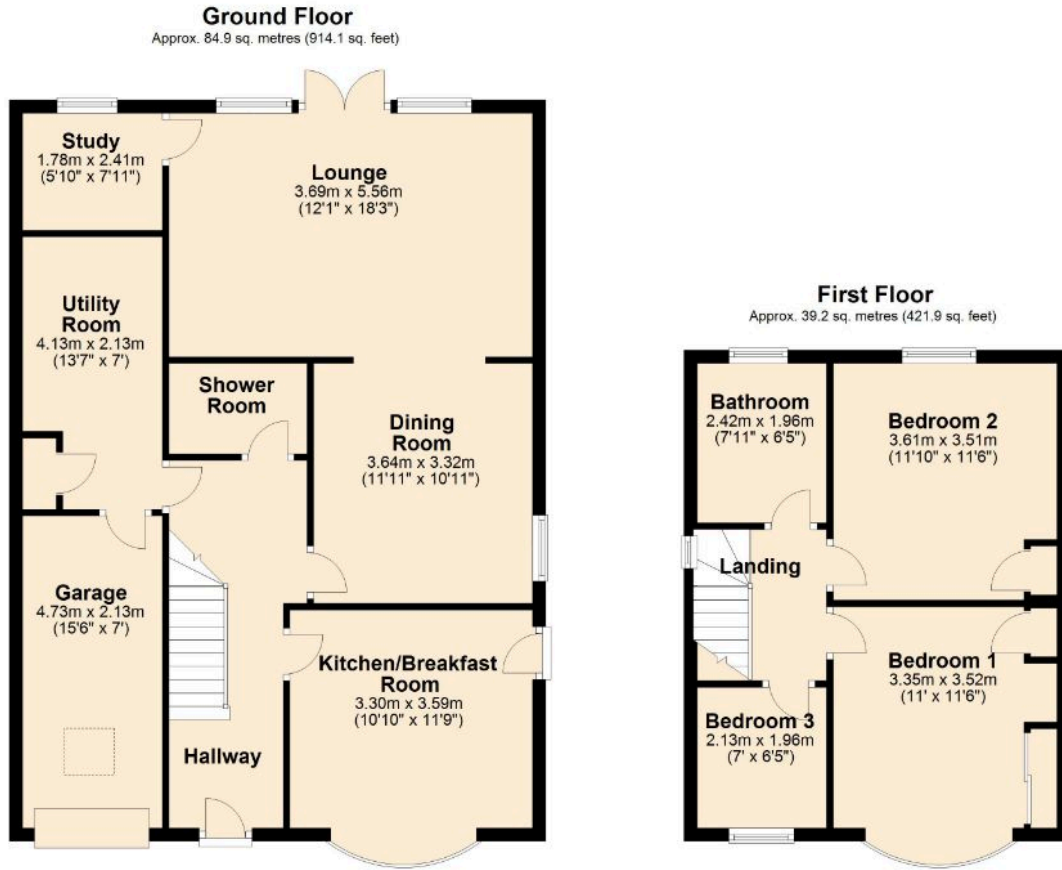
### DRAFT DETAILS

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.

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Total area: approx. 124.1 sq. metres (1336.1 sq. feet)



## LOCAL AREA INFORMATION

Duston is situated approximately 2 miles to the west of Northampton town centre. The old village is centred along Main Road where several business, retail outlets and services are located to include grocery store, newsagent, bakery, building society, estate agent, hairdresser, key cutter/cobbler and florist. Duston also has churches and chapels of varying denominations, a medical centre, nursery, dental surgery and public houses. Schooling is provided through several state primary schools and The Duston School as well as Quinton House independent school which caters for children aged 2 to 18. The village has expanded considerably in recent years with the addition of several modern developments including Alsace Park, St Giles Park and St Crispins. Transport links are excellent with M1 junctions 15a (2 miles) and 16 (3 miles) and a regular bus service to Northampton where a mainline train station operates to both Birmingham New Street and London Euston.

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