



8A Dukes Green Road, Kislingbury, Northampton, NN7 4AX
£335,000 Freehold

Welcomed to market is this beautiful three bedroom semi-detached house within the popular village of Kislingbury. Lovingly updated by the current owner, the full accommodation comprises open plan kitchen/dining room, extended living room and downstairs WC. To the first floor are three double bedrooms with the addition of a dressing area off bedroom one and a family bathroom. The garden has been updated to feature paved seating areas and lawn. Further benefits include underfloor heating, off road parking for two vehicles and a cul-de-sac location. Viewing is recommended to appreciate the size of this family home. EPC: D. Council Tax Band: C.

Beautifully Presented | Open Plan Kitchen/Dining Room | Extended Living Space | Dressing Area To Bedroom One | Off Road Parking | Popular Village Location

modern marketing · traditional values

ENTRANCE

Entrance via a composite door into the kitchen/dining room

KITCHEN/DINING ROOM 4.90m x 7.04m (16'1 x 23'1)

Two uPVC double glazed windows to front elevation. Stairs rising to first floor. Underfloor heating. Range of low level units with worktops over. Integrated dishwasher. Space for washing machine. Space for American style fridge freezer. Television point. Tiling to splash back areas. One and a half bowl sink with mixer tap over and drainer. Cook Master oven and extractor hood over. Island with storage below.

WC

Low level WC with wash hand basin in built into unit with mixer tap over. Tiling to mid height and floor. Extractor fan.

LOUNGE 4.72m x 6.40m (15'6 x 21)

uPVC double glazed window to rear and side elevation. Radiator. Underfloor heating to rear. Back built feature fireplace. Two in built storage cupboards. Spot lights to ceiling.

FIRST FLOOR LANDING

Large storage cupboard. Access to loft.

BEDROOM ONE 3.05m x 4.17m (10 x 13'8)

uPVC double glazed window to front elevation. Radiator. Arch to dressing area.

BEDROOM TWO 2.54m x 3.10m (8'4 x 10'2)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.26m x 3.07m (7'5 x 10'1)

uPVC double glazed window to rear elevation. Radiator. In built storage cupboard.

BATHROOM 1.78m x 1.96m (5'10 x 6'5)

uPVC double glazed window to side elevation. Low level flush WC. Pedestal wash hand basin with mixer tap over. Extractor fan. Large bath with mixer tap and shower attachment over. Waterfall shower head.

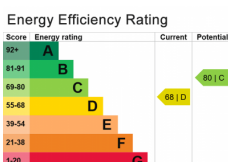
OUTSIDE

REAR GARDEN

Two paved seating areas and a lawn. Side access. Freestanding shed.

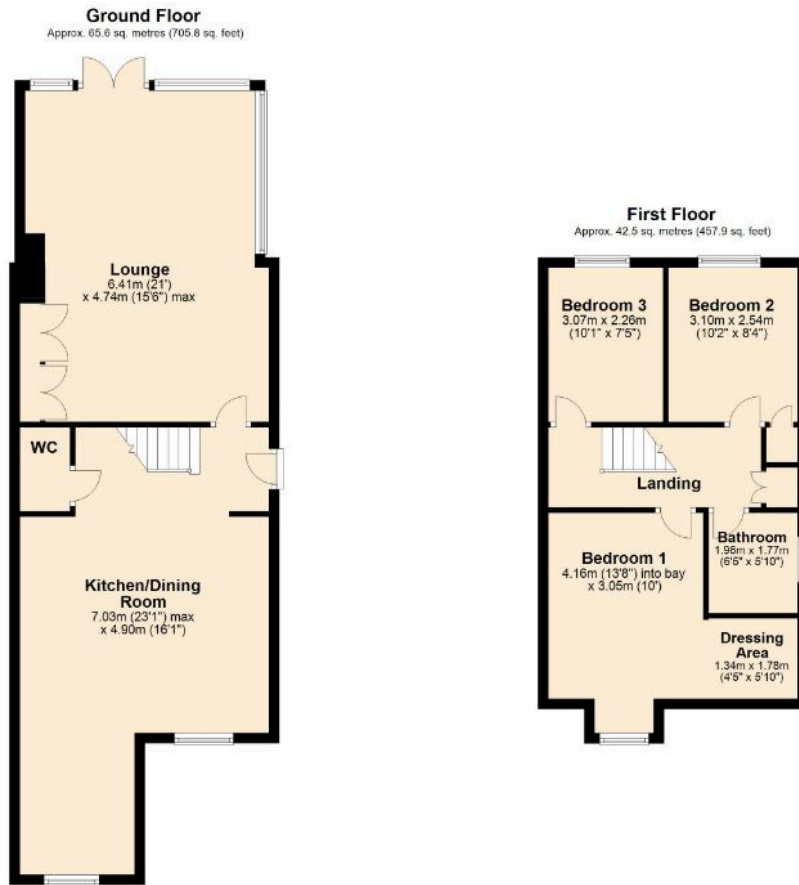
DRAFT DETAILS

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. 108.1 sq. metres (1163.7 sq. feet)



LOCAL AREA INFORMATION

The well sought after and pretty village of Kislingbury is home to several amenities including Post Office/general store and public houses. Kislingbury has its own primary school which feeds into Campion Secondary School in the next village of Bugbrooke. The village has a church, chapel, playground, sports field with a football club, bowls club and cricket club (inc in the watering holes above). Kislingbury is only 0.5 mile from the A45 Northampton ring road and approximately two miles from Junction 16 of the M1. Regular bus services run to Banbury, Daventry and Northampton via Northampton train station with mainline connections to London Euston and Birmingham New Street. There are a series of recreational paths & cycle ways from Kislingbury through Upton Country Park and along the river Nene.

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