



27 South View, Kislingbury, Northampton, NN7 4AR
£495,000 Freehold

Jackson Grundy are delighted to welcome to the market this superbly presented and extended four bedroom semi-detached family home on this popular South View Location of Kislingbury. The accommodation comprises entrance hall, bay fronted lounge, WC, to the rear there is a stunning bespoke, handmade oak kitchen with central island and dining room both with bi-fold doors up the garden and a further sitting area and a separate utility room. Upstairs there are four bedrooms, two of which benefit from en-suite shower rooms, there is a further family bathroom. Further benefits include ample parking, garage, superb long rear garden with gym/office at the rear. EPC Rating: D. Council Tax Band: C

Immaculate Extended Four Bedroom Semi | Large Garden | Ample Parking & Garage | Two En-Suites | Popular Location | Open Kitchen/Sitting/Dining Room

modern marketing · traditional values

PORCH

Wooden double doors into hallway. Velux style window.
Tile effect flooring.

HALLWAY

Staircase rising to first floor landing. Radiator. Wood effect flooring. Understairs cupboard. Door to:

WC

Low level WC and wash hand basin.

LOUNGE 3.66m x 3.66m (12'0 x 12'0)

uPVC double glazed bay window to front elevation with curved radiator under. Wood effect flooring. Coving. Wood burning stove. Brick built fireplace with wooden mantel and hearth.

KITCHEN/BREAKFAST ROOM 4.24m x 5.00m (13'11 x 16'5)

Bi-fold double glazed doors to rear elevation. Bespoke handmade oak wall and base units. Granite work surfaces with integrated five ring gas hob and extractor. Central island with storage and breakfast seating with inset sink and mixer tap. Integrated oven and grill. Space for American style fridge/freezer. Tiled floor and tiling to splash back areas. Upright radiator.

DINING ROOM 3.35m x 2.74m (11'0 x 9'0)

Bi-fold double glazed doors to rear garden. Skylight roof lantern. Tiled floor. Wall mounted upright radiator. Opening to kitchen/breakfast room.

SITTING ROOM 3.35m x 3.35m (11'0 x 11'0)

Opening to dining room. Oak fireplace with wood burner. Wall mounted upright radiator. Wood effect flooring.

UTILITY ROOM 1.80m x 2.44m (5'11 x 8'0)

Door to garage. Granite work surfaces. Space for appliances.

FIRST FLOOR LANDING

Access to boarded loft space via ladder. Spotlights. Doors to:

BEDROOM ONE 3.35m x 4.27m (11'0 x 14'0)

uPVC double glazed window to rear elevation. Radiator. Fitted wardrobe. Door to:

EN-SUITE

Frosted uPVC double glazed window to side elevation. Heated towel rail. Suite comprising WC and wash hand basin in vanity unit and shower cubicle.

BEDROOM TWO 5.16m x 2.44m (16'11 x 8'0)

uPVC double glazed window to front elevation. Radiator. Door to:

EN-SUITE

Frosted uPVC double glazed window to side elevation. Suite comprising WC, elevated wash hand basin and shower cubicle. Tiling to splash back areas.

BEDROOM THREE 3.53m x 3.86m (11'7 x 12'8)

uPVC double glazed window to front elevation. Radiator. Fitted wardrobe.

BEDROOM FOUR 3.05m x 2.87m (10'0 x 9'5)

uPVC double glazed window to rear elevation. Radiator. Fitted wardrobe.

BATHROOM

Frosted uPVC double glazed window to front elevation. Suite comprising panelled bath with shower over, WC and wash hand basin in vanity unit.

OUTSIDE

FRONT GARDEN

Gravelled driveway to front. Access to garage.

GARAGE 5.77m x 2.72m (18'11 x 8'11)

Power and light. Up and over door.

REAR GARDEN

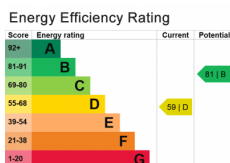
Enclosed rear garden, approximately 140ft in length. Large lawn. Decked area off of bi-fold doors from kitchen. Built in BBQ area. Path to rear. Brick built gym or workshop, ideal space with power and light, storage at rear.

WORKSHOP/GYM 5.77m x 3.89m (18'11 x 12'9)

Double glazed French doors. Power and light.

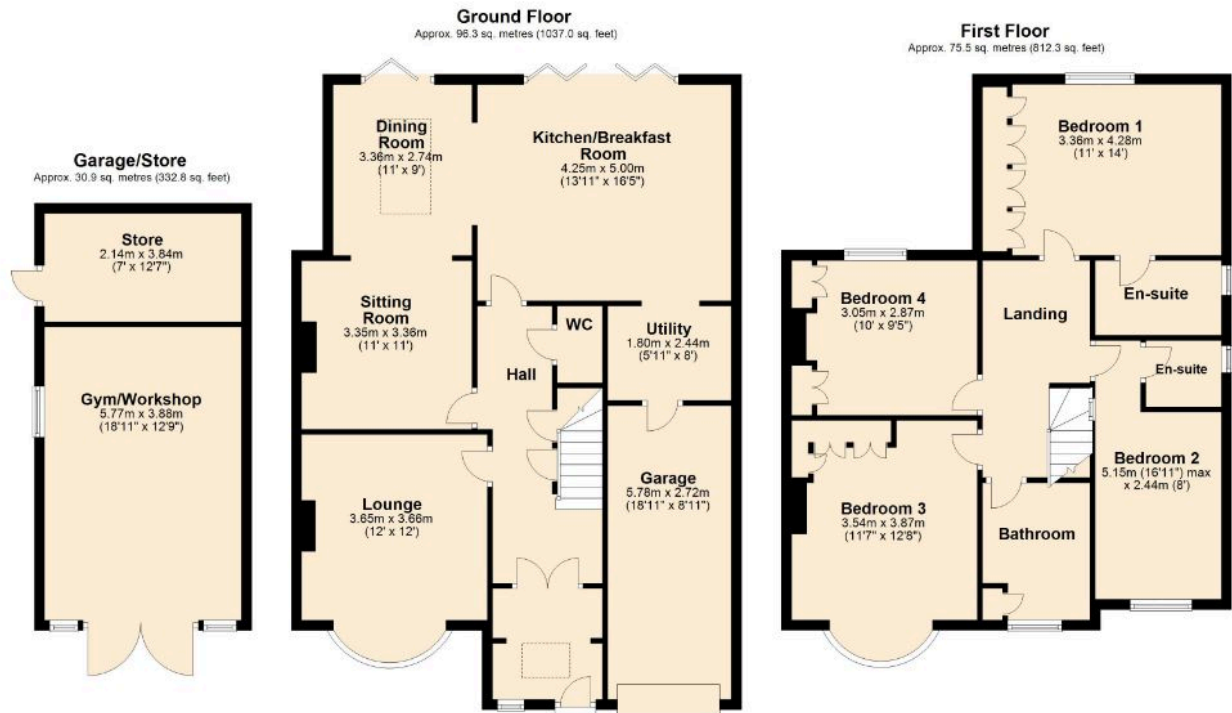
DRAFT DETAILS

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. 202.7 sq. metres (2182.1 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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