

20A Kendal Close, Boothville, Northampton, NN3 6WJ
£325,000 Freehold

Tucked away on this quiet cul-de-sac is this extended, three bedroom detached property being sold with no onward chain. This family home has been extended to provide an additional reception room and conservatory but lends itself to further alteration and modernisation to suit its new owners. The current accommodation comprises entrance hall, cloakroom/WC. generous lounge in excess of 17ft, kitchen with dining room adjoining plus a conservatory to the ground floor. On the first floor are three bedrooms, an en-suite shower room, and family bathroom. Externally the detached garage and driveway sit prominent to front with garden around whilst the good size back garden enjoys privacy. EPC Rating: D. Council Tax Band: TBC

Detached Family Home | Extended Ground Floor | Separate Reception Rooms & Conservatory | Three Bedrooms, Two WC's | Good Size Plot & Detached Garage | No Onward Chain

modern marketing · traditional values

ENTRANCE PORCH

Entry via uPVC double glazed doors. uPVC double glazed window to side elevation. Door to:

HALLWAY

Radiator. Coving. Dado rail. Staircase rising to first floor landing. Doors to:

WC

Heated towel rail. Suite comprising low level WC and wash hand basin set in vanity unit with tiling to splash back areas.

KITCHEN 2.95m x 2.67m (9'8 x 8'9)

uPVC double glazed window to front elevation. Wall and base units with work surfaces over. Stainless steel sink and drainer with mixer tap. Integrated Neff double oven and gas hob with extractor hood over. Tiling to splash back areas. Archway through to dining room.

DINING ROOM 4.19m x 2.49m (13'9 x 8'2)

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

CONSERVATORY 3.15m x 2.49m (10'4 x 8'2)

Of brick and uPVC construction. uPVC double glazed windows and doors to rear elevation. uPVC double glazed window to side elevation.

LOUNGE 5.23m x 4.67m (17'2 x 15'4) Max

uPVC double glazed French doors to rear elevation. Radiator. Gas fireplace inset into marble hearth and wooden surround. Understairs storage cupboard.

FIRST FLOOR LANDING

Access to loft space. Airing cupboard housing water tank and further storage cupboard.

BEDROOM ONE 3.66m x 2.62m (12'0 x 8'7)

uPVC double glazed window to rear elevation. Radiator. Built in wardrobes. Door to:

EN-SUITE

uPVC obscure double glazed window to side elevation. Suite comprising tiled shower cubicle, low level WC and wash hand basin set in vanity unit with storage. Tiling to all splash back areas.

BEDROOM TWO 2.79m x 2.62m (9'2 x 8'7)

uPVC double glazed window to front elevation. Radiator.

BEDROOM THREE 3.07m x 1.93m (10'1 x 6'4)

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

BATHROOM 1.68m x 1.91m (5'6 x 6'3)

Obscure uPVC double glazed window to front elevation. Refitted white suite to include panelled bath with mixer tap and shower head attachment, low level WC and wash hand basin set into vanity unit with storage under. Tiling to splash back areas. Heated towel rail.

OUTSIDE

FRONT GARDEN

Laid to patio with brick built raised flower bed. Shed and access to garage. There is off road parking for one vehicle.

GARAGE

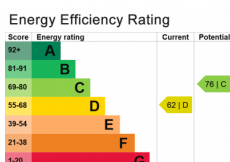
Up and over door. Power and light.

REAR GARDEN

A private and enclosed garden with patio seating area to the rear. Low level brick wall separates the patio from the lawn area that is bordered by mature shrubs and hedges. Gated side entrance.

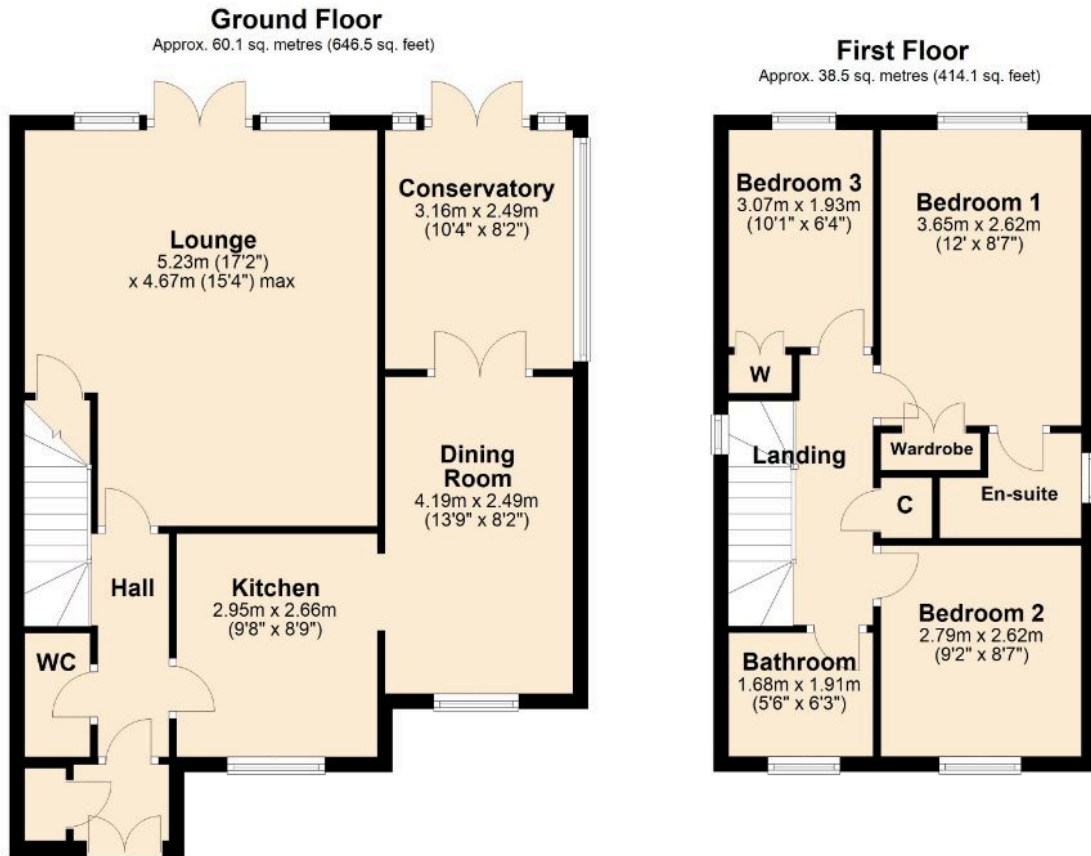
DRAFT DETAILS

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. 98.5 sq. metres (1060.6 sq. feet)



LOCAL AREA INFORMATION

Boothville is a residential district positioned just north of Northampton town centre. Bisected by the Kettering Road, there are several local shops and public houses within close proximity as well as a large supermarket. Northampton town centre itself 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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