



**50 Nene Place, Stoneyhurst Mews, Northampton, NN5 7PR**  
**£262,500 Freehold**

EARLY VIEWING ADVISED on this beautiful and much improved end of terraced house located on the popular Stoneyhurst Mews development with local amenities close by. The property has far reaching views to Kingsthorpe village from the rear and further benefits from uPVC double-glazing and gas fired radiator central heating via a replacement combination boiler. The accommodation offers an entrance hall with downstairs WC, lounge, modern fitted kitchen/diner, first floor landing serving three bedrooms and a bathroom. Outside the property has extended parking area to the front leading to the attached garage with courtesy door through to newly landscaped rear garden enjoying an open aspect. EPC Rating: C. Council Tax Band: C

**Much Improved End Terrace House | Three bedrooms | Double Glazing & Gas Central Heating | Landscaped Gardens | Attached Garage & Parking | Viewing Recommended**

modern marketing · traditional values

### ENTRANCE HALL

Entered via ornate double glazed composite door. Staircase rising to first floor landing. Dado rail. Radiator. Click vinyl flooring.

### WC

Obscure double glazed window to front elevation. Low level WC and space saver sink in vanity unit. Radiator. Consumer unit. Click vinyl flooring.

### LOUNGE 4.44m x 3.81m (14'7 x 12'6)

Double glazed window to front elevation. Two radiators. Click vinyl flooring.

### KITCHEN 3.23m x 4.78m (10'7 x 15'8)

Double glazed window to rear elevation. Radiator. White gloss wall and base units. Work surfaces. Single drainer stainless steel sink unit with mixer tap. Built in induction hob. Built in oven plus combination microwave oven. Filter hood. Pull out larder. Space for upright fridge/freezer. Slimline dishwasher and washing machine. Breakfast bar. Tiled floor extending into dining area with space for table and chairs. Understairs cupboard. French doors to patio.

### FIRST FLOOR LANDING

Obscure double glazed window to side elevation. Access to loft space. Storage cupboard.

### BEDROOM ONE 3.40m x 2.77m (11'2 x 9'1)

Double glazed window to rear elevation with far reaching views towards Kingsthorpe village. Radiator. Built in wardrobes. Radiator.

### BEDROOM TWO 3.63m x 2.44m (11'11 x 8'0)

Double glazed window to front elevation. Radiator. Fitted wardrobes.

### BEDROOM THREE 2.62m x 2.24m (8'7 x 7'4)

Double glazed window to front elevation. Overstairs bulkhead cupboard. Radiator.

### BATHROOM 2.01m x 1.93m (6'7 x 6'4)

Obscure double glazed window to rear elevation. Chrome ladder style radiator. Tiled shower cubicle, low level WC and wash hand basin in vanity unit. Downlighters to uPVC clad ceiling.

### OUTSIDE

### FRONT GARDEN

Block paved providing off road parking. Shaped bed.

### REAR GARDEN

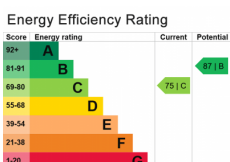
Newly laid stone patio. Lawned beyond with beds. Courtesy door to garage. Enclosed by wooden panelled fencing. Water tap.

### GARAGE

Up and over door. Power and light connected. Courtesy door to garden. Storage space in eaves.

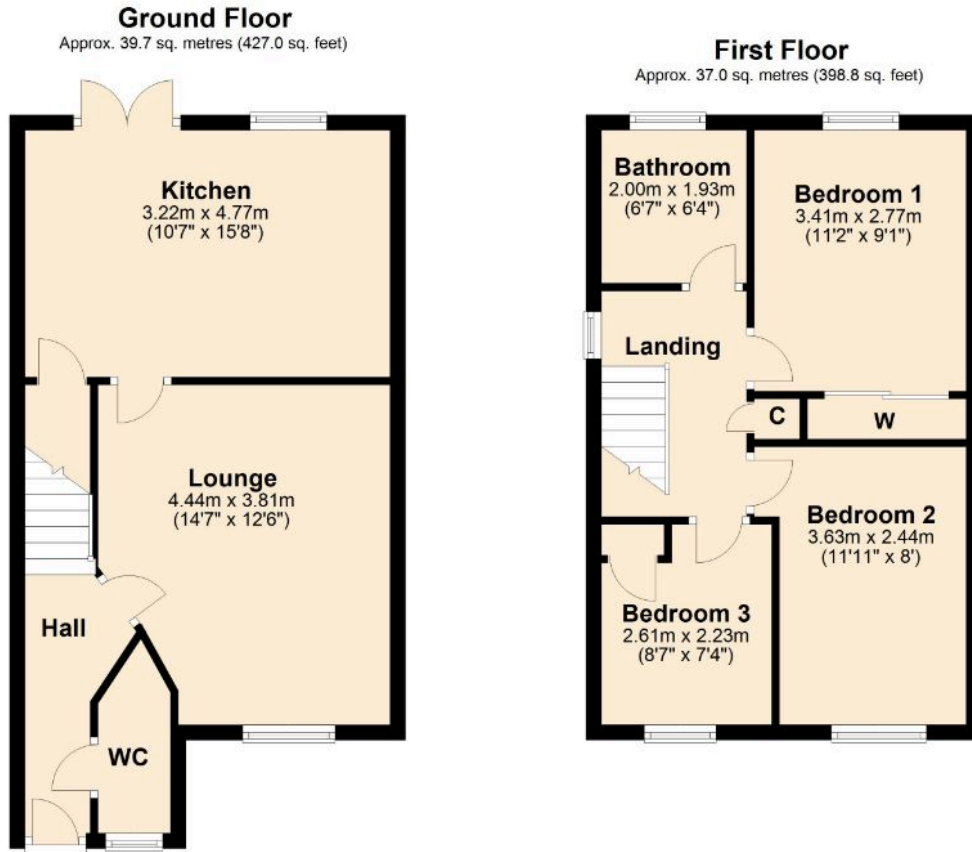
### DRAFT DETAILS

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

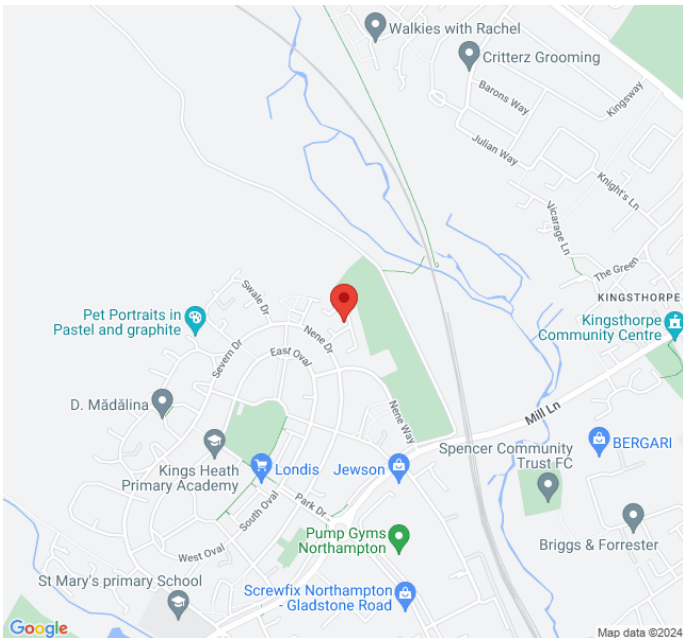


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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. 76.7 sq. metres (825.8 sq. feet)



## 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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