

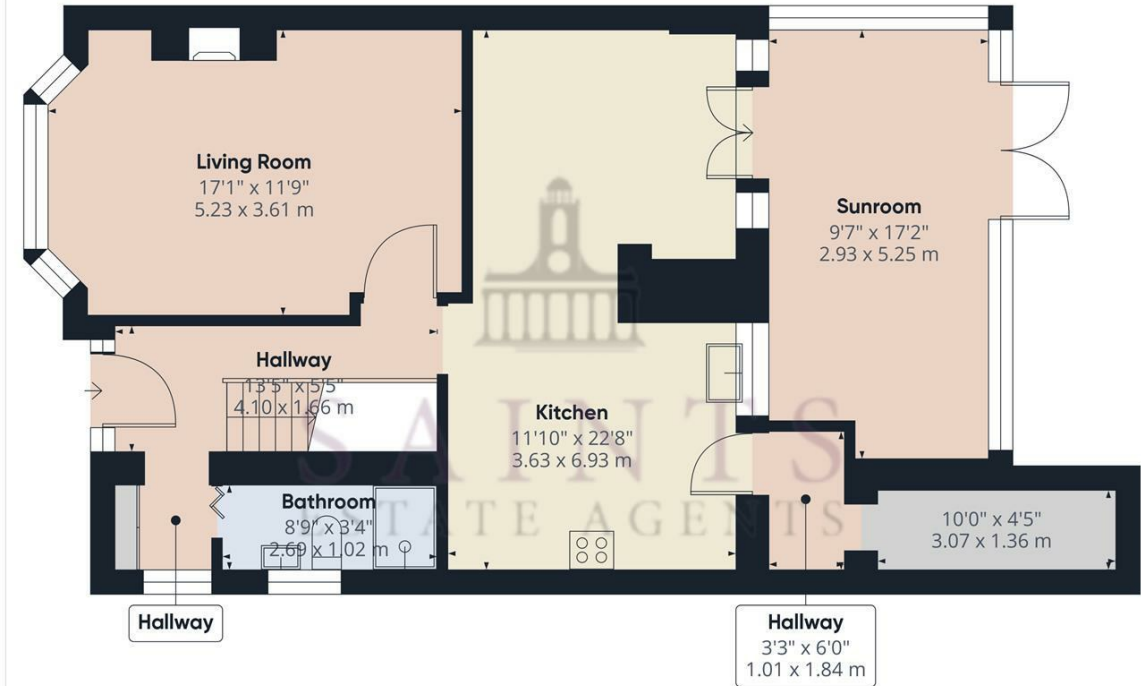
Directions

Viewings

Viewings by arrangement only. Call 01604 210693 to make an appointment.

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





SAINTS
ESTATE AGENTS

Approximate total area⁽¹⁾

790.28 ft²

73.42 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



62 Kingsway, Northampton, NN2 8HF

£349,995

- Situated In The Popular Location of Kingsthorpe Village
- Modern Refitted Kitchen
- Conservatory
- Block Paved Driveway For Two Vehicles
- Double Glazed Windows
- Extended Three Bed Semi Detached House
- Separate Dining Area
- Downstairs Cloak Room and Shower Room
- Gas to Radiator Central Heating
- MUST BE VIEWED!

62 Kingsway, Northampton NN2 8HF

NO CHAIN

Nestled in the sought-after area of Kingsthorpe village, this charming 3-bedroom semi-detached house on Kingsway is a true gem. The property boasts a beautifully extended layout, showcasing a modern kitchen that has been recently refitted, complemented by a separate dining room leading seamlessly into a delightful conservatory.

Upon arrival, you are greeted by a convenient block-paved driveway with space for two vehicles, ensuring parking is never a hassle. The entire house is adorned with double-glazed windows, allowing natural light to flood in while maintaining energy efficiency.

The ground floor features a practical downstairs cloakroom/shower area, adding to the convenience of the home. Additionally, the property benefits from gas central radiator heating, providing warmth and comfort throughout.

Moving upstairs, you will find three well-appointed bedrooms, with two of them generously sized to accommodate double beds. Also a Family Bathroom with double shower that is accompanied with rain shower and separate shower. This property offers a perfect blend of modern convenience and traditional charm, making it an ideal home for those seeking comfort and style in a desirable location.

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Council Tax Band: D



Hallway

Double glazed door leading to porch, double glazed door, laminate flooring, stairs rising to first floor landing, doors leading to cupboards under stairs, door leading to rooms.

Lounge

Laminate flooring, feature fire place, double glazed bay window to front with shutters, built in cupboard, radiator.

Kitchen/Dining Area

A range of eye and base units with work surfaces over, space and plumbing for washing machine and dishwasher, space for american fridge freezer, sink and mixer tap, built in electric hob and built in electric oven with extractor fan over, 2 double radiators, tiled flooring, door leading to conservatory, door leading to storage room.

Conservatory

Radiator, double glazed windows to side, double glazed door leading to garden.

Storage Room

Double glazed door leading to storage room off the kitchen, small loft hatch and storage area.

Downstairs Shower Room

Built in cupboard housing combi boiler, double glazed window to side. Low level WC, heated towel rail, handbasin wall mounted with vanity under, double shower cubicle with rain shower and separate shower, extractor fan, tiled around.

First Floor Landing

Door to all rooms, loft hatch, pull down ladder, part boarded.

Bedroom 1

Double glazed bay window to front, radiator, built in wardrobes.

Bedroom 2

Double glazed window to rear, radiator, laminate flooring.

Bedroom 3

Radiator, laminate flooring, double glazed window to front.

Family Bathroom

Heated towel rail, low level WC, handbasin/pedestal, bath with mixer tap, obscure double glazed window to rear, double shower with rain shower and separate shower.

Front Garden

Block paved driveway for two vehicles.

Rear Garden

Two patios, stepped up to lay to lawn area, two sheds, shrubs and plants to borders, outside tap.