

Directions

Viewings

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

EPC Rating

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(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		



62A High Street, Kingsthorpe, Northampton, NN2 6QE

£220,000

- Two Bedrooms
- Open Plan Living
- Luxury Shower Room
- Double Glazed Throughout
- Private Rear Garden
- Gas to Central Heating
- Modern Kitchen



SAINTS
ESTATE AGENTS

Approximate total area⁽¹⁾
344.87 ft²
32.04 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.

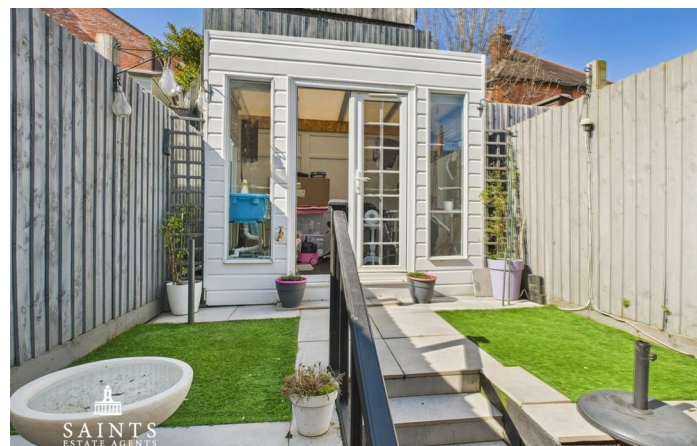
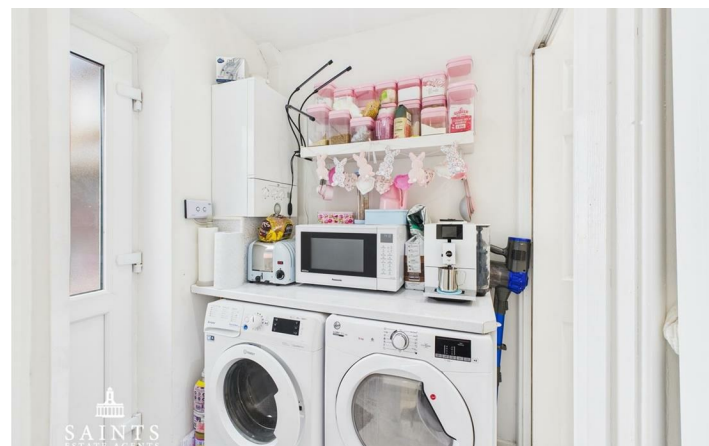
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62A High Street, Northampton NN2 6QE

This beautifully presented two-bedroom detached home is in excellent condition throughout and was built approximately 10 years ago. It is located in the highly desirable Kingsthorpe Village area. The property features an entrance hall, an open-plan lounge, dining, and kitchen area, a utility room leading to the rear garden, and a cloakroom. Upstairs, there are two spacious double bedrooms and a pristine, generously sized shower room. At the rear, you'll find a fully enclosed garden with a covered patio area and steps leading up to a summerhouse. The property is fully double glazed with UPVC windows, has gas central heating, and is offered with no onward chain.



Council Tax Band: C



Porch

Double glazed door into hallway, radiator, door into open plan lounge area.

Lounge/Dining Room

Double glazed window to front elevation and two vertical radiators, wooden flooring, stairs to first floor, fitted under the stairs cupboard.

Kitchen

Double glazed window to rear, wooden flooring and door to utility, base and wall mounted white gloss kitchen with breakfast bar and quartz worktop over, fitted oven with hob and extractor over, stainless steel one and a half bowl under mount sink with mixer tap over.

Utility Room

Double glazed door to rear elevation, radiator, wooden flooring, base level units with work surface over, space for appliances under.

WC

Wooden flooring, radiator, low level WC, sink with mixer tap over and tiling to half wall.

Landing

Carpeted, loft access, velux window, doors to all rooms.

Bedroom 1

double glazed windows to front elevation, radiator, carpeted, storage cupboard.

Bedroom 2

double glazed window to rear elevation, radiator, carpeted.