



**Connells**

Boughton Green Road  
Kingsthorpe Northampton



## Property Description

An excellent opportunity has arisen to purchase this four bedroom detached property which has great scope to adapt the layout to suit your own needs.

Ideal **\*\*INVESTMENT or FAMILY HOME\*\***

The floorplan is of good size and has a drive to the front and a good sized rear garden.

The accommodation in brief comprises two reception rooms, kitchen, two bathrooms and a shower room to the ground floor. To the first floor there are two further bedrooms and a bathroom.

## Porch

Entered via door to side elevation, door to:-

## Entrance Hall

Stairs rising to first floor, radiator, doors to:-

## Living Room

14' 8" x 9' 3" ( 4.47m x 2.82m )

Double glazed bay window to front elevation.

## Dining Room

14' 10" x 10' 5" max ( 4.52m x 3.17m max )

Double glazed bay window to front elevation, radiator.

## Bedroom Two

11' 8" x 10' 6" ( 3.56m x 3.20m )

Double glazed window to rear elevation, radiator.

## Kitchen

11' 9" x 10' 3" ( 3.58m x 3.12m )

Double glazed window to side, fitted with a range of floor and wall mounted units with work surface over, stainless steel sink and drainer, gas hob, space for white goods, door to:-

## Porch

Doors to bedroom four and shower room. Door to rear garden.

## Ground Floor Shower Room

Double glazed window to side elevation, wash hand basin, low level WC, radiator, shower.

## Bedroom Four

12' 4" x 9' 6" max ( 3.76m x 2.90m max )

Double glazed patio door to rear elevation, radiator.

## First Floor Landing

Doors to:-

### Bedroom One

13' 11" x 12' 6" ( 4.24m x 3.81m )

Velux windows, radiator.

### Bathroom

With restricted head height. Obscure double glazed window to side elevation, panelled bath, pedestal wash hand basin, low level WC, radiator.

### Bedroom Three

12' 5" x 8' 8" ( 3.78m x 2.64m )

With restricted head height. Double glazed window to rear, radiator.

## Outside Front

Tarmac drive.

## Rear Garden

Laid mainly to lawn.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: E**

Tenure: Freehold

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