



Connells

Boughton Green Road
Northampton



Property Description

This property would be ideal for ****FIRST TIME BUYER**** or an Investor.

The accommodation in brief comprises lounge/diner, kitchen and to the first floor there are three bedrooms and a family bathroom. ****VIEWING IS HIGHLY RECOMMENDED****

Kingsthorpe Village has grown and is now a suburb to the northwest of Northampton town centre with the old village just off Welford Road and Mill Lane. Kingsthorpe offers a shopping centre with two large supermarkets, a pharmacy, coffee shop and a pet store. Further along Harborough Road there are more local shops, takeaways and a bank.

Kingsthorpe is situated in a great position and offers good access to main roads including the A14 and M1 motorways. Nearby in Northampton is the mainline train service to London Euston and Birmingham New Street, transportation links from this very popular area are well catered for

Entrance Hall

Entered via door to front elevation, radiator, stairs rising to first floor, door to:-

Lounge/ Diner

22' 11" excluding bay x 11' 7" max (6.99m excluding bay x 3.53m max)

Double glazed bay window to front elevation, two radiators, log burner, double glazed patio doors to rear garden.

Kitchen

13' 11" x 8' 11" (4.24m x 2.72m)

Double glazed window to side elevation, double glazed patio door to rear elevation, fitted with a range of base units with work surface over, tiled splash backs gas hob & oven, stainless steel sink and drainer, space for dishwasher and washing machine.

First Floor Landing

Access to loft room via ladder, airing cupboard, doors to:-

Bedroom One

15' 2" into recess x 11' 2" (4.62m into recess x 3.40m)

Two double glazed windows to front elevation, radiator.

Bedroom Two

11' 3" x 8' excluding recess (3.43m x 2.44m excluding recess)

Double glazed window to rear elevation, radiator.

Bedroom Three

9' x 7' 5" excluding recess (2.74m x 2.26m excluding recess)

Double glazed window to rear elevation, radiator.

Bathroom

Obscure double glazed window to side elevation, panelled bath with shower over, wash hand basin, low level WC.

Outside Front

Walled front with paving slabs.

Rear Garden

A low maintenance garden which is laid mainly to paving.









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

To view this property please contact Connells on

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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/KTP407032

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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