



**Connells**

Obelisk Rise  
NORTHAMPTON

# Obelisk Rise NORTHAMPTON NN2 8SZ

for sale offers in excess of  
**£300,000**



## Property Description

Situated in a **\*\*VERY POPULAR LOCATION\*\*** is this well presented family home.

An **\*\*EARLY VIEWING\*\*** is recommended to avoid disappointment with this "turn key" property. The accommodation in brief comprises lounge, kitchen/diner, three bedrooms and a family bathroom.

Outside there is a good sized driveway and low maintenance enclosed rear garden.

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.

As you head out of Kingsthorpe along the Harborough Road/A508 towards the end of Kingsthorpe you will find the Whitehills area where there is Whitehills primary school nearby and further local shops, post office, Whitehills public house and takeaways. Off Boughton Green Road towards Moulton you'll pass Kingsthorpe College secondary school.

Just on the outskirts of Kingsthorpe is a new development of Buckton Fields and on passing this you will find the Windhover public house and nearby you can access the Brampton Valley Way which is a great area for dog walking, hiking and cycling.

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 Str

## Entrance Hall

Entered via double glazed door, stairs rising to first floor, radiator, door to:-

## Lounge

15' 2" x 12' 10" ( 4.62m x 3.91m )

Double glazed bay window to front elevation with radiator below, coving to ceiling, spot lights to ceiling, further radiator, door to:-.

## Kitchen/ Diner

16' 1" x 10' 6" ( 4.90m x 3.20m )

Double glazed window and patio doors to garden, spot lights to ceiling. Fitted with a modern range of floor and wall mounted units with work surface over, sink with mixer tap over, built in electric hob with extractor over, built in eye level double oven, space for fridge/freezer, tiled splash backs, vertical radiator, space for dining table, door to storage cupboard.

## First Floor Landing

Obscure double glazed window to side elevation, airing cupboard, doors to:-

## Bedroom One

13' x 9' 1" ( 3.96m x 2.77m )

Double glazed window to front elevation with radiator below, built in wardrobe with sliding mirrored doors, coved ceiling, spot lights to ceiling.

## Bedroom Two

10' 9" x 9' 3" ( 3.28m x 2.82m )

Double glazed window to rear with radiator below, coved ceiling, spot lights to ceiling.

## Bedroom Three

6' 11" x 6' 9" ( 2.11m x 2.06m )

Double glazed window to rear elevation with radiator below, storage cupboard, spot lights to ceiling.

## Bathroom

Obscure double glazed window to rear elevation, panelled bath with shower and screen over, low level WC, pedestal wash hand basin, part tiled walls, radiator.

## Outside

### Front

Block paved driveway, lawn area with plants and shrubs, gated access leading to:-

### Rear Garden

A fence enclosed garden which is laid mainly to lawn, gravel area and hardstanding.









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)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/KTP407040](http://connells.co.uk/Property/KTP407040)**

Tenure: Freehold



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