



**Connells**

Thornby Drive  
Kingsthorpe Northampton



## Property Description

**\*\*EARLY VIEWING IS HIGHLY RECOMMENDED\*\*** for this lovely property which is situated just off Welford Road.

The accommodation in brief comprises lounge, dining room, kitchen, good sized conservatory, two bedrooms and bathroom. Outside there are gardens to front and rear and a block paved driveway providing ample parking which runs along the side of the property and leads to a large single garage.

Kingsthorpe has a good selection of local amenities and the major roads through Kingsthorpe lend itself to having great access to the A14 and M1 making it ideal for commuting.

## Entrance Porch

Entered via double glazed door to front elevation, door to:-

## Entrance Hall

Access to loft, electric radiator, doors to:-

## Lounge

14' 4" into bay x 12' including recess ( 4.37m into bay x 3.66m including recess )

Double glazed bay window to front elevation, feature gas fire with marble hearth, electric radiator.

## Dining Room

9' 11" x 8' 6" ( 3.02m x 2.59m )

Double glazed patio door to side elevation leading to the rear garden and double glazed door to conservatory, electric radiator.

## Kitchen

9' 11" x 8' 5" ( 3.02m x 2.57m )

Double glazed window to side elevation, fitted with a range of floor and wall mounted cupboards with work surface over, stainless steel sink and drainer with mixer tap over, gas hob with extractor over, built in eye level double oven, space for washing machine and fridge/freezer.

## Conservatory

13' 1" max x 9' 7" max ( 3.99m max x 2.92m max )

Dwarf brick walling and double glazed construction with doors opening to the rear garden, electric radiator, fan light, tiled flooring.

## Bedroom One

12' 2" x 9' 6" to wardrobe ( 3.71m x 2.90m to wardrobe )

Double glazed window to front elevation, fitted wardrobe, electric radiator.

## Bedroom Two

10' 8" x 8' 3" ( 3.25m x 2.51m )

Double glazed window to rear elevation, electric radiator.

## Bathroom

Obscure double glazed window to rear elevation, panelled bath, low level WC, pedestal wash hand basin, electric towel rail, tiling to walls.

## Outside

### Front

The front is mainly laid to lawn with mature shrubs and plants, dwarf walling and a block paved driveway leads down the side of the property to a large single garage and gated side access to the rear garden.

### Garage

With up and over door and windows to the side elevation.

### Rear Garden

The rear garden is enclosed with wood panel fencing and is laid mainly to lawn with many mature shrubs and planting.









**Ground Floor**

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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