



Connells

Kingsthorpe Grove
Northampton



Property Description

Set in the ideal location of Queens Park is this well presented and extended family home having been updated and modernised by the current owners.

Offered with NO UPWARD CHAIN and comprising entrance hall, re-fitted cloakroom, living room with feature bay window, and an extended and impressive open plan kitchen/dining/family room with a feature picture window with window seat. Utility room and stairs leading from the entrance hall to the cellar, which is ideal for storage, but also has an area for a work from home office.

To the first floor there are three good size bedrooms and a family bathroom with a stunning re-fitted four-piece suite, and to the second floor the master bedroom benefits from an en-suite shower room with walk-in shower and a vanity unit with "His and Hers" basins.

Outside there is a garden to the front and a landscaped Southerly facing garden with a decking area which is ideal for entertaining. Parking is accessed by a driveway to the side of the property which also leads to the double garage. Viewing of this deceptively spacious house is highly advised to fully appreciate.

Entrance Hall

Door to the front elevation and further doors leading off to the downstairs cloakroom and living room. Open to the kitchen/dining/family room. Decorative panelling to wall, complementary tiled floor and stairs rising to the first-floor landing.

Cloakroom

Re-fitted two-piece white suite comprising a low-level flush w.c and wash hand basin with complimentary tiling to the splash back area and floor. Recessed spotlights to ceiling, wall mounted radiator and feature wall panelling.

Living Room

14' 10" plus bay x 13' 3" into recess (4.52m plus bay x 4.04m into recess)
UPVC double glazed bay window to the front elevation. Picture rail, coving to ceiling and wall mounted radiator.

Kitchen/ Dining/ Family Room

22' 9" x 16' 1" max (6.93m x 4.90m max)

The extension has created a stunning open plan kitchen/dining / family room which is the hub of the home. Comprising a range of wall and base level units and central island with breakfast bar and sink with swan neck mixer tap over, set below a polished Quartz work surface with base level units below. Integrated appliances comprise dishwasher, fridge/freezer, oven, grill and four ring hob with extractor hood over and complimentary tiling to splash back areas. Tiled floor with under floor heating, and a large double glazed feature picture window with fitted window seat. Recessed spotlights to ceiling and double-glazed sliding patio doors leading out to the decking area of the rear garden, Connecting door to the utility room.

Utility Room

Spacious utility room with space for upright American style fridge freezer, plumbing for washing machine and space for tumble dryer. Sink with mixer tap over and central heating boiler.

Cellar/ Home Office

Accessed from the entrance hall and providing storage as well as a work from home office. Power and lighting connected and UPVC opaque double-glazed window to the front elevation.

First Floor Landing

Stairs rise from the entrance hall with the feature decorate panelling continued. Doors lead off to three double bedrooms and the re-fitted family bathroom.

Bedroom Two

17' 7" x 12' 1" plus bay (5.36m x 3.68m plus bay)

UPVC double glazed bay window to the front elevation and feature stained window port hole also to the front elevation. Wall mounted radiator, picture rail and storage cupboard.

Bedroom Three

12' 7" x 12' 11" (3.84m x 3.94m)

Double size room with UPVC double glazed window to the rear elevation. Wall mounted radiator, picture rail, feature cast iron fireplace and fitted wardrobe.

Bedroom Four

11' 9" x 11' 2" (3.58m x 3.40m)

Double size room with UPVC double glazed window to the rear elevation and wall mounted radiator.

Family Bathroom

Stunning re-fitted four-piece white suite comprising walk-in shower, freestanding bath, low level flush w.c. and vanity wash hand basin and complementary tiling to splash back areas and floor. Recess spotlights to ceiling, extractor fan, wall mounted radiator and window to the side elevation.

Second Floor Landing

Stairs rise from first floor landing. Open to the master bedroom and connecting door to walk-in under eaves storage.

Master Bedroom

16' 10" x 12' 9" (5.13m x 3.89m)

UPVC double glazed window to the rear elevation. Wall mounted radiator, recessed storage area with hanging rail and built in drawers and storage cupboard. Sliding door to the en-suite shower room.

En-Suite Shower Room

Four-piece white suite comprising walk-in shower, vanity was hand basin with "His and Hers" wash hand basins, low level flush w.c and complimentary tiling to splash back areas. Recessed spotlights to ceiling, extractor fan and radiator with fitted towel rail.

Outside

Front Garden

Pathway leading to the front door and retaining dwarf.

Rear Garden

Landscaped rear garden which is mainly laid to lawn. The decking area captures the Southerly sun. Retaining brick wall, timber shed and mature tree with decorative paved area around and fitted seat. Gated access to the side leading to the parking area.

Parking

Accessed via a private road by the side of the property, and providing off road parking for several cars and leading to the double garage.

Double Garage

Re-built double garage with double doors to the front elevation, power and lighting connected and space for workshop.

Council Tax Band

D





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

T 01604 716 655
E kingsthorpe@connells.co.uk

87 Harbrough Road Kingsthorpe
 NORTHAMPTON NN2 7SL

EPC Rating: E Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/KTP407635



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KTP407635 - 0009