



**Connells**

Mescalero  
Kingsthorpe Northampton



# Mescalero

## Kingsthorpe Northampton NN2 6PE

for sale  
£440,000



### Property Description

Offered to the market is this well presented detached family home, ideally set along a private driveway amongst a secluded development of just five houses. Benefiting from two reception rooms, a kitchen/breakfast room, four bedrooms and a double garage with off road parking to the front.7

### Entrance Hall

Door to the front elevation with further doors leading off to the cloakroom, living room, dining room, and kitchen/breakfast room. Wall mounted radiator and stairs rising to first floor landing.

### Cloakroom

Suite comprising low level flush WC, wash hand basin and tiling to splash back area. Wall mounted radiator and UPVC opaque double glazed window to the front elevation.

### Living Room

21' 5" into bay window x 10' 7" ( 6.53m into bay window x 3.23m )  
UPVC double glazed bay window to the front elevation, and UPVC double glazed patio doors to the rear elevation leading out to the rear garden. Two wall mounted radiators, coving to ceiling and fire surround with coal effect gas fire fitted.

### Dining Room

9' 10" x 9' 7" ( 3.00m x 2.92m )  
UPVC double glazed window to the rear elevation. Dado rail, coving to ceiling and wall mounted radiator.

### Kitchen / Breakfast Room

13' 6" x 9' 9" ( 4.11m x 2.97m )  
Fitted kitchen with a range of wall and base level units. Stainless steel one and a half bowl sink and drainer with mixer tap over, set into work surfaces and tiled to splash back areas. Integrated appliances comprise double oven and four ring gas hob with cooker hood over.

Wall mounted radiator, connecting door to the utility room and UPVC double glazed windows to the rear and side elevations.

### Utility Room

Wall and base level units with work surface over and tiled splash back areas. Plumbing for washing machine and space for tumble dryer. Wall mounted radiator and glazed door to the side elevation.

### First Floor Landing

Stairs rise from the entrance hall. Doors lead off to four bedrooms and the family bathroom. Airing cupboard and access to the loft space.

### Master Bedroom

12' 8" x 9' 8" ( 3.86m x 2.95m )  
UPVC double glazed window to the rear elevation. Double built in wardrobe, wall mounted radiator and connecting door to the en-suite shower room.

### En-Suite Shower Room

Three-piece suite comprising shower cubicle, low level flush WC, pedestal wash hand basin and tiling to splash back areas> Extractor fan, wall mounted radiator and UPVC opaque double-glazed window to the side elevation.

### Bedroom Two

10' 2" x 10' 5" to wardrobes ( 3.10m x 3.17m to wardrobes )  
UPVC double glazed window to the rear elevation. Double built-in wardrobe and wall mounted radiator.

### Bedroom Three

9' 1" into bay x 10' 8" ( 2.77m into bay



x 3.25m )  
UPVC double glazed window to the front elevation. Double built-in wardrobe and wall mounted radiator.

### Bedroom Four

9' 5" x 8' 5" max ( 2.87m x 2.57m max )  
UPVC double glazed window to the rear elevation and wall mounted radiator.

### Family Bathroom

Three-piece white suite comprising panelled bath, pedestal hand wash basin, low level flush WC and tiled to splash back areas. Extractor fan, wall mounted radiator and UPVC opaque double glazed window to the front elevation.

### Outside

#### Front Garden

Mainly laid to lawn with pathway leading to the front door and gravelled border. Gated access to the side leads to the rear garden.

#### Rear Garden

Low maintenance rear garden with gravelled areas and an extended paved patio area which is ideal for entertaining. Retaining timber fencing and gated access to the side leading to the front of the property. Courtesy door to the double garage.

### Double Garage/ Parking

Double detached garage with two up and over doors and power and lighting connected. Courtesy door to the rear garden and double width driveway to the front providing off road parking for two cars side by side.

### Council Tax Banding

E





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EPC Rating: C Council Tax  
 Band: E

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Tenure: Freehold



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