



The Old Stables, Church View, Hopes Place,  
Kingsthorpe Village, Northampton, NN2 6QY

HOWKINS &  
HARRISON



# The Old Stables, Church View, Hopes Place, Kingsthorpe Village, Northampton, NN2 6QY

Guide Price: £385,000

A charming former stable converted into a three bedroom dwelling in a private position in the sought after location of Kingsthorpe Village, close to the church and village green.

## Features

- Stable conversion
- Sitting room with feature fireplace with wood burner
- Cloakroom & study
- Handcrafted kitchen/breakfast room
- Utility room & replaced gas fired combination boiler
- Master bedroom with en-suite shower room
- Two further bedrooms & family bathroom
- Enclosed garden & off-road parking for two vehicles
- Energy rating – D





## Location

Conveniently situated approximately two miles north of Northampton within a conservation area and close to the village green, church, Kingsthorpe Village Primary School and all day to day shopping facilities to include, Waitrose, Asda, opticians, library, banks and public houses. Access to the outer ring and in turn to major link roads are within a relatively short distance as well as rail links to London Euston which can be found at Castle Station.



## Ground Floor

The entrance hall has doors off to all principle ground floor rooms and a door giving access to the rear of the cottage and garden. The sitting room has a feature brick built fireplace with a wood burning stove upon a tiled hearth and French doors overlooking and leading to the rear garden. There is a cloakroom, utility room, study and the kitchen/breakfast room has a selection of handcrafted base and eye level units with working surfaces incorporating an enamel sink, gas hob and electric oven, space for an upstanding fridge/freezer, plumbing for dishwasher, quarry tiled floor, an under stairs storage cupboard and a cupboard housing a recently installed "Vaillant" combination gas fired boiler.

## First Floor

The first floor landing gives access to all three bedrooms and the family bathroom. The master bedroom enjoys views across paddock land and also has built-in wardrobes and an en-suite shower room. There are two further bedrooms and a family bathroom which is made up of a paneled-in bath with shower over, wash basin and WC.

## Outside

There is a shared block paved private driveway with the front of the property paved and enclosed by brick built boundary wall and fencing, with the majority of the garden to the side which enjoys a south westerly aspect, paved patio area and a laid to lawn garden enclosed by mature trees and stocked borders offering a good degree of privacy and seclusion and a gravelled driveway providing off-road parking for two vehicles.

## Viewing

Strictly by prior appointment via the agents. 01604 823456.

## Fixtures and Fittings

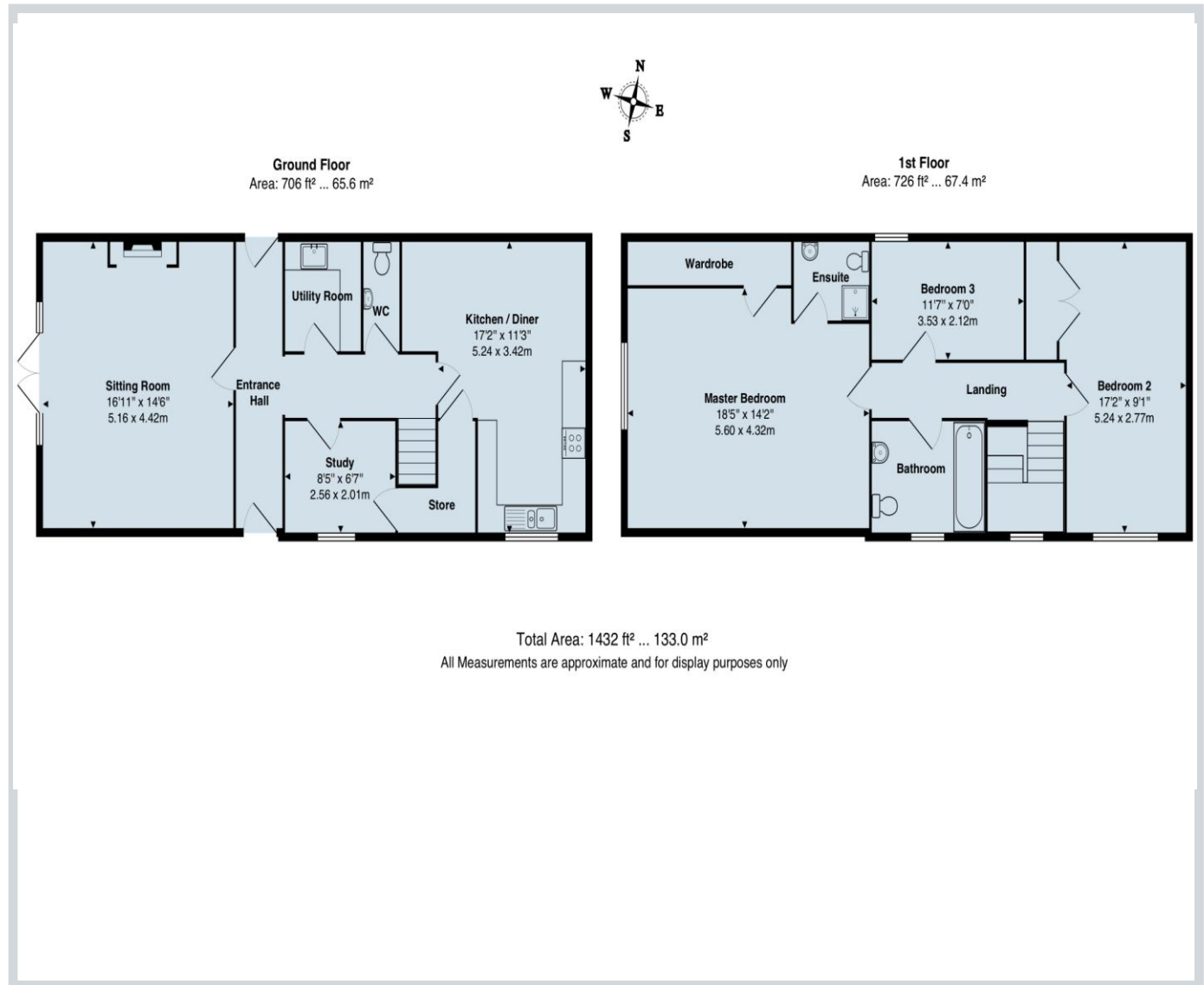
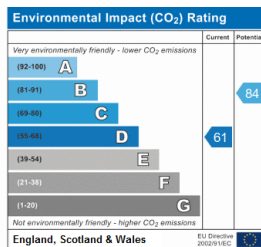
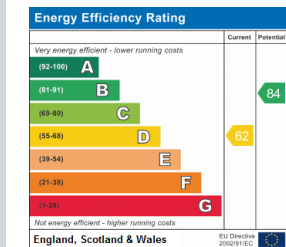
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Northampton Borough Council – 01604 837837.



## Howkins & Harrison

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Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)  
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

