



Kingmaker Way, Northampton NN4 8QL

welcome to

Kingmaker Way, Northampton

A detached four bedroom property situated on a corner plot within the popular residential area of Buckingham Fields, in close proximity of all good amenities, schools and road links.



Entrance Hall

Entered via part obscure double glazed door to the front aspect, double glazed window to the front aspect, stairs rising to the first floor landing, radiator and doors to kitchen, lounge and study.

Cloakroom

WC, wash hand basin, extractor fan, part tiling and radiator.

Lounge

18' 5" x 10' 2" max (5.61m x 3.10m max)

Double glazed patio doors to the conservatory, fire surround housing electric fire and hearth, two radiators, ceiling coving and double doors to dining room.

Dining Room

8' 7" x 10' 2" max (2.62m x 3.10m max)

Double glazed window to the rear aspect radiator, ceiling coving and double doors to the lounge.

Kitchen

11' 8" x 7' 7" (3.56m x 2.31m)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, tiling to splash backs, electric oven and electric hob with cooker hood over, space for tumble dryer, built in fridge/freezer, storage cupboard, ceiling coving, double glazed window to the front aspect, radiator and archway to utility room.

Utility Room

5' 6" x 7' 8" (1.68m x 2.34m)

Double part obscure glazed door to the side aspect, a range of matching wall and base units with work surfaces over, tiling to splash backs, door to cloakroom, ceiling coving, plumbing for washing machine, radiator, door to dining room and double glazed obscure glazed door to the side.

Conservatory

10' 4" x 10' 3" (3.15m x 3.12m)

UPVC and part brick construction, double glazed windows to the rear and side aspects, lights, tiled flooring with underfloor heating, electric heater, part glazed door to the garage and workshop and double glazed French doors to the garden.

Landing

Stairs rising from the entrance hall, airing cupboard, access to loft space, doors to the bedrooms and bathroom.

Bedroom One

11' 8" min x 10' 2" max (3.56m min x 3.10m max)

Double glazed window to the front aspect, built in wardrobes, radiator and door to ensuite

Ensuite

Double glazed obscure window to the front aspect, WC, wash hand basin, shower cubicle, extractor fan, part tiling and radiator.

Bedroom Two

10' 9" x 8' 7" max (3.28m x 2.62m max)

Double glazed window to the rear aspect, built in wardrobe, radiator, door to ensuite.

Ensuite

WC, wash hand basin, shower cubicle, extractor fan, part tiling and radiator.

Bedroom Three

8' 10" max x 8' 4" (2.69m max x 2.54m)

Double glazed window to the rear aspect, built in wardrobes and radiator.

Bedroom Four

9' 8" x 6' 7" min (2.95m x 2.01m min)

Double glazed window to the front aspect and radiator.

Bathroom

8' 10" max x 8' 4" (2.69m max x 2.54m)

Double obscure glazed window to the side aspect, WC, wash hand basin, bath with mixer taps and shower over, extractor fan, part tiling and radiator.

Externally

Front Garden

Part fenced enclosed with block paved frontage providing off road parking for several vehicles leading to garage.

Rear Garden

Fully enclosed with walling and fencing with side gated access, paved patio area, lawned garden with an array of mature shrubs and fruit tree.

Garage

24' 2" x 8' 4" (7.37m x 2.54m)

Accessed via electric up and over door from the driveway, power and lighting connected, eaves storage, electric heater and leading to workshop.

Store

7' 6" x 6' 4" (2.29m x 1.93m)

Fitted base units, loft access, power and light.



check out more properties at williamhbrown.co.uk



welcome to

Kingmaker Way, Northampton

- Detached property
- Corner Plot
- Three reception rooms and conservatory
- Utility room
- Four bedrooms

Tenure: Freehold EPC Rating: C

£390,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
NMS114865 - 0008

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY



01604 632322



Northampton@williamhbrown.co.uk



9 Bridge Street, NORTHAMPTON,
Northamptonshire, NN1 1NH



williamhbrown.co.uk