

Willow View, Kislingbury Northamptonshire NN7 4AT



£285,000

Set back from the road in the heart of the popular village of Kislingbury, this well presented two bedroom Wilson's Homes built bungalow offers generous single level living, a spacious plot, and modern features.

The accommodation is well proportioned throughout and comprises off a useful entrance hall, spacious living room, separate kitchen and further hallway leading to the two bedrooms and a modern shower room. To the exterior there is a garden to the front of the property, landscaped rear garden and driveway leading to a single garage to the side. This home represents a fantastic opportunity for buyers seeking a village setting with amenities on the doorstep.

Kislingbury Village benefits from three popular pubs, a convenience store with a Post Office, and the well regarded Kislingbury CE Primary School, rated Good by Ofsted. With local sports facilities, green spaces, and easy access to Northampton, it offers an appealing blend of village charm and convenience.

Front garden

To the front of the property is laid lawn with a pathway to one side leading up to the front door. There is also a further driveway to the side of property leading to the single garage.

Entrance Hall

25'10" x 4'10" (7.887 x 1.493)

Entrance hall with two windows and door into the living area and a further door into the rear garden.



Living Room

15'11" x 10'1" (4.852 x 3.090)

Featuring a generous floor area enhanced by two large picture windows offering ample light. A focal point of the room is the fireplace with an electric stove, complemented by the attractive wood style flooring throughout. The room is well proportioned, and it connects conveniently to the kitchen and a hallway.





Kitchen

15'11" x 9'5" (4.861 x 2.893)

There is a generous range of base and eye level units, offering ample storage alongside extensive worktop areas, an integrated oven and hob, and room for additional appliances. There is modern wood effect flooring and neutral décor as well as dual aspect windows.

Hallway

7'8" x 3'7" (2.338 x 1.1)

Two storage cupboards, doors to the two bedrooms and shower room.



Bedroom One

9'10" x 11'4" (3 x 3.476)

Double glazed window offering views over the garden, wood effect flooring, built in wardrobes and further cupboard providing ample storage.



Bedroom Two

8'6" x 9'6" (2.6 x 2.9)

Double glazed window offering views over the garden, wood effect flooring and built in cupboard housing a new ideal boiler installed the 03/10/2025.



Shower Room

5'2" x 6'4" (1.589 x 1.932)

Modern corner shower enclosure with sliding glass doors, featuring a fitted electric shower, alongside a contemporary pedestal wash basin and a close-coupled WC, all set against clean white tiled walls. The room benefits from a large obscured window providing natural light and ventilation, complemented by practical vinyl flooring.



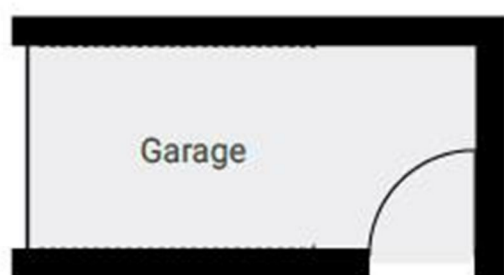
Rear Garden

This well-established rear garden offers a generous and private outdoor space, featuring a central lawn bordered by mature planting, flowerbeds and small shrubs. A paved patio provides an ideal seating area, while a raised deck with a decorative pond creates a pleasant focal point. There is also a path to the side of the garden offering side access and access to the garage.



Garage

Light and up and over door with a driveway to the front providing further parking.



Please Note this floor plan is for illustrative purposes only.
All measurements are approximate and no responsibility is taken for error.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		