

www.richardgreener.co.uk

9 Westleigh Office Park, Northampton, NN3 6BW  
T: 01604 230222 F: 01604 232627

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ESTATE AGENTS



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146 Kingsthorpe Grove, Northampton, NN2 6PD



# 146 Kingsthorpe Grove, Northampton, NN2 6PD

A very well maintained late Victorian five-bedroomed, three storey family home with many of the original character features of the property's origin situated in the popular residential area of Queens Park. The spacious accommodation comprises; entrance hall, inner hallway with Terrazzo flooring, dining room, kitchen/breakfast room, lounge and there is a three compartment cellar. The first floor has three double bedroom with refitted four piece bathroom and separate WC. The second floor has a further two double bedrooms. Outside is a walled front garden and a well stocked rear garden that is approximately 100 feet in length and is mainly laid to lawn, enjoys a sunny aspect and high degree of privacy.

## Price £475,000 Freehold

### ACCOMMODATION

#### ENTRANCE HALL

There is a featured domed canopy over the porchway. Enter via original glass front door, window to side and half tiled dado rail. Doors to:-

#### INNER HALLWAY

36'4 x 5'9  
Stairs to first floor, radiator, Anaglypta paper to dado rail and original Terrazzo flooring. Doors to:-



#### DINING ROOM

16'8 x 12'7  
Original sash bay window with blinds to front, double radiator and picture rail. There is an original open fire, tiled hearth and surround and wood mantel. Original stripped floorboards and double doors that open up onto:-

#### KITCHEN/BREAKFAST ROOM

27'8 x 10'6  
Kitchen area is fitted with a range of base and eye level units, glass fronts and wooden worktops. There is tiled splashback, ceramic sink and drainer with chrome mixer tap. Oven, hob, extractor, dishwasher are built in. Wooden double glazed window to side. In the breakfast area is wooden double glazed French doors to garden. Radiator and tiled flooring. Top of the range master cooker in recess, space for fridge/freezer and table.



#### LOUNGE

18'4 x 11'9  
Bay window to garden with original sash windows and wooden double glazed French Doors that opens on to the garden. Original fireplace with slate hearth, wood mantel and electric log burner. Flooring and radiator.



#### CELLAR

16'4 x 13'2  
Three compartment cellar with user workshop, power and lighting and uPVC double glazed window giving access to front.

#### FIRST FLOOR

#### LANDING

26'9 x 6'4  
Anaglypta paper to dado rail, split level landing with original floorboards and stairs to second floor. Doors to:-



#### BEDROOM ONE

17'5 x 16'7  
Sash bay window to front, cast iron fireplace with tiled hearth, built-in wardrobe and radiator.



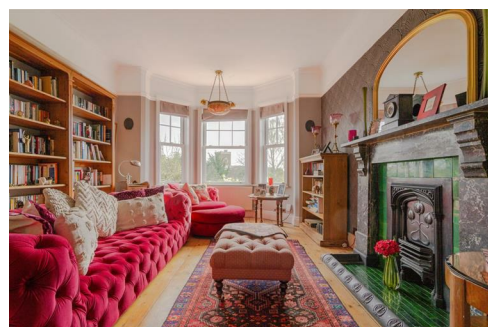
#### BEDROOM TWO

13'9 x 10'9  
Sash window to rear. Wardrobe and radiator. There is a shower cubicle with a glass door and tile splashback.



#### BEDROOM THREE

17'5 x 12'3  
Cast iron fireplace with tiled heart and surround and wood mantel. There is a radiator, stripped floorboards, uPVC double glazed sash bay window to rear and wall mounted gas boiler in cupboard.



#### BATHROOM

9'6 x 7'1  
Refitted four piece suite comprising WC, bidet, wash hand basin and free standing claw foot bath. There is a walk-in double shower with glass screen. The bathroom is half tiled, uPVC double glazed sash window with obscure glass to side and there is a chrome towel radiator and extractor.



#### SEPERATE WC

Comprises WC, wash hand basin and uPVC double glazed sash window to side.

#### SECOND FLOOR

#### LANDING

13'8 x 6'0  
Velux roof window and loft access. Doors to:-

#### BEDROOM FOUR

17'5 x 16'7  
An attractive hipped roof large box bay dormer ball finial window to front, original fireplace, radiator, storage cupboard and stripped floorboards.



#### BEDROOM FIVE

14'2 x 10'9  
uPVC double glazed window to rear, feature fireplace. Built-in wardrobe. Stripped floorboards and radiator.



#### OUTSIDE

#### FRONT GARDEN

There's a walled front garden with cast iron fencing and gate and cobbled pathway to front door.

#### REAR GARDEN

Well stocked rear garden, large stone patio area and the remainder of the garden is mainly laid to lawn. Slip path leads through to the rear section of the garden and timber shed and is enclosed by original brick walling. A well stocked flower shrubs and a variety of fruit trees and grape vine. The rear garden is approximately 100 feet in length, enjoys a sunny aspect and privacy and has a wonderful view of the church.

#### LOCAL AMENITIES

The centre of Kingsthorpe offers many facilities including Supermarkets, Library, Off Licence, Post Office, a selection of Public Houses and a Restaurant along with various other retail outlets. There is a bus service from the Welford Road to and from Northampton town centre. Local schools include Kingsthorpe Village Primary School, Boughton Primary School, Kingsthorpe Grove Primary School and All Saints CEVA Primary School in Boughton Green Road. Secondary education is available at Kingsthorpe Community College also on Boughton Green Road.

#### SERVICES

Gas, water and electrics are connected.

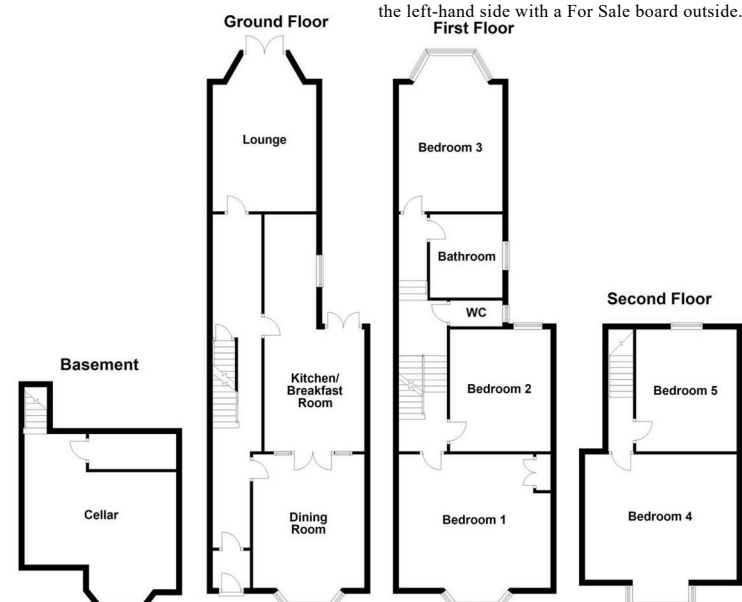
#### COUNCIL TAX

Tax Band E.

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#### HOW TO GET THERE

From Northampton town centre take the Kettering Road past the shopping parade and Racecourse Park on the left hand side. At the traffic lights at the White Elephant turn left on to Kingsley Road and continue along this road for approximately one mile passing Kingsthorpe Gold Club on the right. At the mini roundabout take the third exit and continue up he hill towards Kingsthorpe centre and the property can be found on the left-hand side with a For Sale board outside.



For illustration purposes only - not to scale