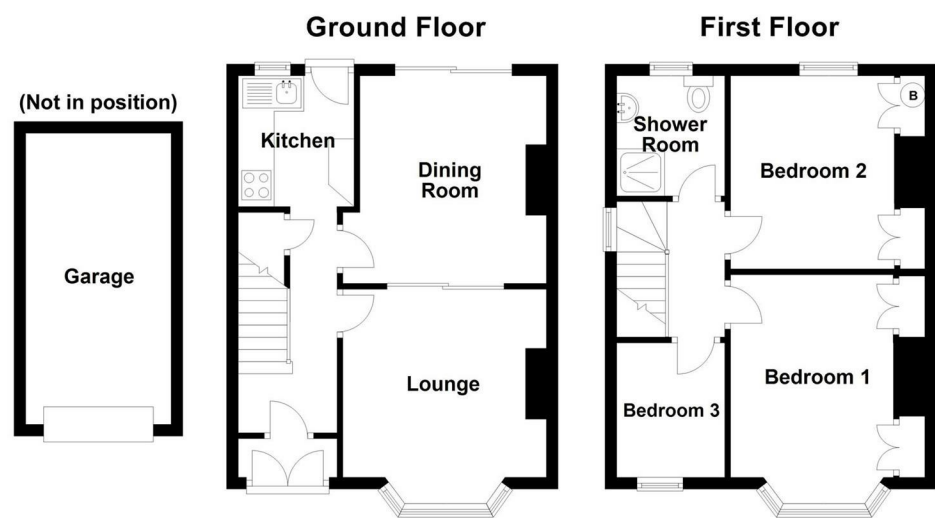


HOW TO GET THERE

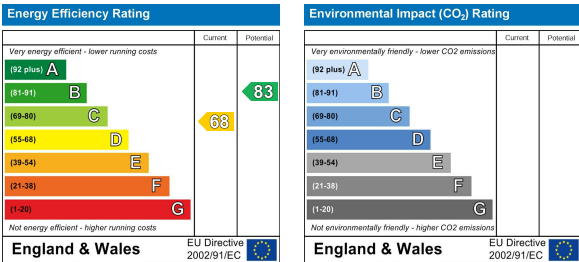
From Northampton town centre proceed in a northerly direction along the A508 Barrack Road passing the Roman Catholic Cathedral and onto the traffic light junction with with Garden Machines. At the traffic lights turn left into Burleigh Road and immediately right into Currie Road where the property can be found towards the top of the road on the left hand side.

DOIRG26072024/9931



Not to scale. For illustrative purposes only

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37 Currie Road, Kingsthorpe Hollow, Northampton, NN2 6HG



Asking Price £215,000 Freehold

A traditional three bedroomed end of terrace bay fronted house with attractive west facing garden standing approximately one mile to the north of Northampton town centre. The interior includes a reception hall, living room, dining room and kitchen and on the first floor the bathroom has been converted and re-fitted as a shower room. Externally there is a detached former garage located in the garden with restricted vehicle access.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

12'4 x 5'6

Approached through an integral porch with double leave PVCU double glazed doors leading onto the hall containing the staircase rising to the first floor with under stairs storage cupboard. There is an archway to the kitchen and panelled glazed doors lead to:-

LOUNGE

11'7 x 11'6

With a three casement bay window to the front elevation this room has an open hearth fireplace with a tiled surround and sliding glazed doors lead directly to:-



DINING ROOM

11'6 x 10'4

Also accessible from the hall this room has a sliding PVCU double glazed door to the rear garden.



KITCHEN

7'5 x 6'6

Fitted with floor and wall cabinets with laminated working surfaces incorporating stainless steel sink unit, there is a Stoves cooker with two ovens and four place electric hob and a Beko automatic washing machine. There are ceramic tiled splash areas and a window and glazed door open to the rear garden.



FIRST FLOOR

LANDING

7'6 x 6'0

With window to the side elevation and doors giving access to:-

BEDROOM ONE

12'3 x 10'8

With a range of fitted wardrobes to one wall with built in drawer stack, there is a three casement PVCU double glazed bay window to the front elevation and there is a TV point.

BEDROOM TWO

10'6 x 9'10

With boiler cupboard housing the Worcester combination gas fired boiler and a further built in cupboard this room has a window overlooking the rear garden.



BEDROOM THREE

7'9 x 6'1

With a single casement window to the front elevation and with fitted cupboard.

SHOWER ROOM

6'10 x 5'11

Re-fitted in 2021 with a white suite of ceramic tiled shower cubicle, vanity wash basin with cupboards under and WC. There is ceramic tiling from floor to ceiling, a heated towel rail, shaver socket and a window to the rear elevation.



OUTSIDE

The house stands back from Currie Road behind a dwarf brick wall with a small front garden. A narrow communal access driveway leads along the side of the property which originally gave access to the garage, however, the garden wall has been extended to allow pedestrian access only into the garden.

FORMER GARAGE

16'4 x 8'2

Of Banbury style concrete sectional construction and approached through an up and over door.

REAR GARDEN

Approached by a paved terrace with steps down to the lawn stretching away from the house in a westerly direction there are well stocked flower and shrub borders and the boundaries are of a combination of brick walls and close boarded fencing. There is a pebble dashed storage barn and an aluminium framed greenhouse.



SERVICES

Main drainage, gas, water and electricity are connected. Central heating is from a Worcester Bosch gas fired boiler installed only recently and covered by a manufactures guarantee until 2034. The boiler also provides the domestic hot water.

COUNCIL TAX

West Northamptonshire Council - Band B

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.

For further information on viewing call 01604 230222