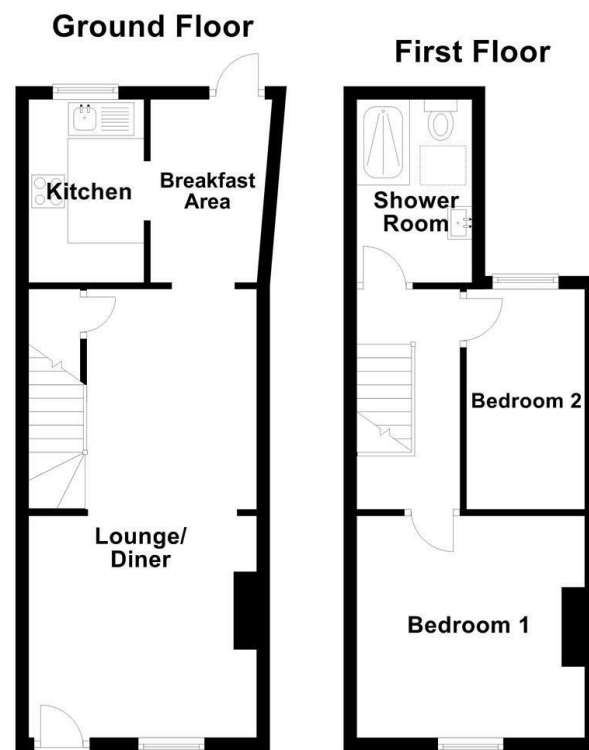




## 29 Boughton Green Road, Kingsthorpe, Northampton, NN2 7SW



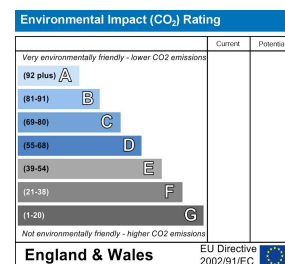
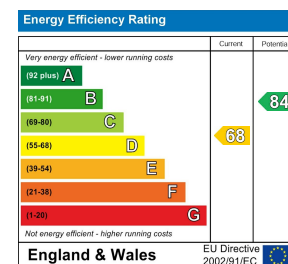
Not to scale. For illustrative purposes only



### Asking Price £170,000 Freehold

An updated Victorian terraced cottage, situated within walking distance of the Kingsthorpe centre. The property has been updated by the current owners and the ground floor accommodation comprises: open plan sitting/dining room and a breakfast area leading through to a re-fitted kitchen on the ground floor and on the first floor are two bedrooms and a shower room. The property also offers gas to radiator heat and double glazing. Outside is a small walled frontage and the garden to the rear is fully enclosed with a patio area leading on to the lawn.

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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE

Enter via a double glazed front door to:-

#### SITTING/DINING ROOM

22'5 x 11'5

A double glazed window to the front elevation, stairs rising to the first floor with door to cupboard under, two upright radiators and a walk through to:-



#### KITCHEN/BREAKFAST AREA

9'2 x 5'9

A re-fitted kitchen with range of base and eye level units comprising stainless steel single drainer sink unit with mixer tap and cupboard under, built in induction electric hob with electric oven under, integrated dishwasher and washing machine, roll edge work surfaces, sunken spotlights, a double glazed window to the rear elevation and a double glazed door to the rear garden.



#### BREAKFAST AREA

9'2 x 5'10



### FIRST FLOOR

#### LANDING

Access to loft space and doors leading to:-

#### BEDROOM ONE

11'5 x 11'1

Double glazed window to the front elevation and radiator.



#### BEDROOM TWO

11'0 x 5'11

Double glazed window to the rear elevation and radiator under.



#### SHOWER ROOM

A three piece white suite comprising shower cubicle with rain water shower head, wash hand basin set in vanity unit and low flush WC, tiled splashback areas, heated towel rail and a double glazed sky light window.



### OUTSIDE

#### REAR GARDEN

The rear garden has a paved patio area leading to the lawn and enclosed by fencing.



### SERVICES

Mains drainage, gas, water and electricity are connected.

### COUNCIL TAX

West Northamptonshire Council - Band B

### LOCAL AMENITIES

Kingsthorpe offers many facilities including Supermarkets, Library, Off Licence, Post Office, Public Houses and restaurants. There are bus services to Northampton town centre. Local schools include Kingsthorpe Village Primary, Boughton Primary School, Kingsthorpe Grove Primary and All Saints CEVA Primary. Secondary education is available at Kingsthorpe Community College.

### HOW TO GET THERE

From Northampton town centre proceed in a northerly direction along the A508 Harborough Road and proceed through Kingsthorpe shopping centre. Turn right into Boughton Green Road and the property can be found on the left hand side.

**DOIRM05082024/9926**

For further information on viewing call 01604 230222