



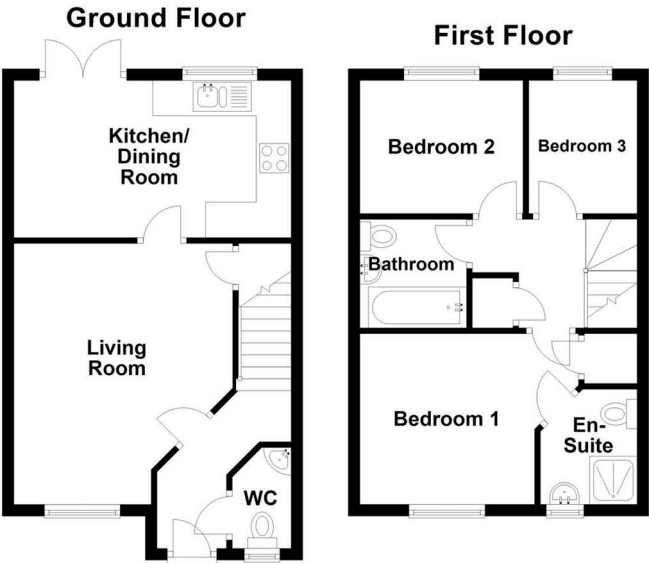
LOCAL AMENITIES

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

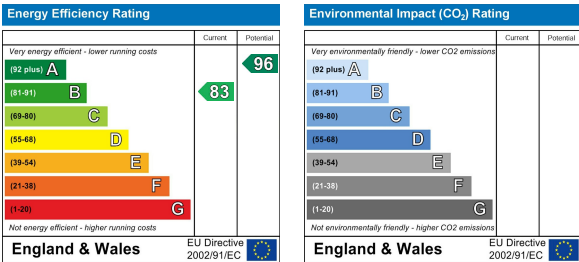
From Northampton town centre proceed in a northerly direction along the A508 Barrack Road passing through Queens Park to the traffic light junction with Mill Lane opposite the Cock Hotel. Continue straight on along the Harborough Road and on passing Waitrose supermarket fork left onto the Welford Road. Continue past Kingsthorpe Recreation Ground and take the first turning on the right into Northfield Way where the property stands on the right hand side.

DOIRG14042025/0037



Not to scale. For illustrative purposes only

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38 Northfield Way, Kingsthorpe, Northampton, NN2 8AN



Asking Price £275,000 Freehold

This very well maintained modern three bed roomed semi detached house has many appealing benefits including a shower room ensuite to the master bedroom and twin private off road parking spaces at the front. The property has a living room and kitchen/breakfast room with French doors opening to the lawned rear garden. The house is vacant and would be ideal as a first purchase or alternatively as an investment purchase to offer to the rental market.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

7'10 x 3'9

Approached through a composite front door the hall contains the stairs rising to the first floor and there are moulded panel doors leading to:-

CLOAKROOM

5'6 x 3'2

With a white suite of WC and wash basin and window to the front elevation.

LIVING ROOM

14'6 x 12'5

With a three casement window to the front elevation this room has an under stairs storage cupboard, a TV point and a door linking to:-



FIRST FLOOR

LANDING

6'6 x 6'0

With a built in storage cupboard and doors leading to:-

MASTER BEDROOM SUITE

BEDROOM ONE

12'3 x 9'6

With a two casement window to the front elevation this room has a freestanding wardrobe/drawer unit as well as a built in cupboard. A door leads to:-



KITCHEN/BREAKFAST ROOM

15'3 x 8'10

Fitted with floor and wall cabinets with laminated working surfaces incorporating a stainless steel sink unit with mixer tap over, there are built in appliances comprising the Electrolux low level oven and a four place gas hob beneath a stainless steel cooker hood. The flooring is of LTV and the Beko fridge/freezer and Electrolux automatic washing machine are included. There is a window overlooking the rear garden and the breakfast area has French doors opening directly to the rear garden.

SHOWER ROOM ENSUITE

6'4 x 5'4

With a white suite or ceramic tiled shower cubicle, pedestal wash basin and WC. There are ceramic tiled splash areas, a vertical heated stainless steel towel rail and a window to the front elevation.



BEDROOM TWO

9'2 x 7'7

With a two casement window to the rear elevation/



BEDROOM THREE

8'0 x 7'8

Also with a two casement window overlooking the rear garden.

BATHROOM

6'0 x 6'0

With a white suite of panelled bath, pedestal wash basin and WC. There is a vertical heated towel rail, ceramic tiled splash areas and window to the side elevation.



OUTSIDE

The property stands back from Northfield Way behind an open plan front garden which is laid to tarmac, off road parking bays standing side by side beyond which there are shrub borders and a pathway leading along the side of the property to the rear garden.

REAR GARDEN

Approached through a pedestrian gate the rear garden has external light, power and water points and is laid to lawn bounded by close boarded fencing.



SERVICES

Mains drainage, gas, water and electricity are connected. Central heating is through radiators from an Ideal gas fired combination boiler also providing domestic hot water. The property was built in 2017 and still has the builders guarantee until 2027 and also has access to BT Openreach.

COUNCIL TAX

West Northamptonshire Council - Band C

For further information on viewing call 01604 230222