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GREENER Country HOUSES & COTTAGES



ESTATE AGENTS



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7 The Green, Kingsthorpe, Northampton, NN2 6QD

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Delightful four-bedroom cottage with a contemporary twist, situated in the heart of Kingsthorpe village and offering excellent access to local amenities. This beautifully presented home has undergone extensive refurbishment and provides an attractive internal layout extending to approximately 1,500 square feet. The property retains many of its original character features while incorporating modern finishes throughout. The current owner has maintained the home to an exceptional standard, replacing the kitchen and bathrooms and redecorating throughout. The accommodation comprises an entrance hall/dining hall, WC, lounge, and an impressive open-plan kitchen and dining area with a fabulous outlook over the rear garden. On the first floor, there are two double bedrooms, with two further bedrooms and a bathroom located on the second floor. Externally, the rear garden is arranged over split levels, offering a variety of dining and entertaining areas, and includes access to a detached double garage with off-road parking and a driveway to the side. The property is being sold with no upward chain.

ACCOMMODATION

GROUND FLOOR

ENTRANCE/DINING HALL

16'05 x 12'07
Enter via a solid oak front door there is a small porch area with a further door leading through to the dining room where there is a feature fireplace, windows to the front and side elevation and stairs rising to the first floor. There is a door leading through to:-



WC

5'04 x 3'08
With suite comprising of WC, wash hand basin and a window to the side elevation.

LIVING ROOM

16'04 x 10'10
Windows to the front elevation there are TV points connected and this cosy living area benefits from a feature fireplace with a glazed door leading to the rear extension housing the kitchen/dining/breakfast room.



KITCHEN AREA

7'11 x 7'0
Fitted with a range of floor and wall mounted units with granite worktops and integrated sink. The appliances include an electric induction hob with extractor above, fridge/freezer and dishwasher.



BREAKFAST/SNUG

18'03 x 12'0
This fabulous open plan space provides a family area which has an exposed stone feature wall with a glazed light box to the ceiling allowing natural light with sliding oak bi-folding doors to the rear garden.



FIRST FLOOR



LANDING

With stairs rising to the second floor and doors leading through to:-

BEDROOM TWO

16'05 x 11'04
Benefiting from windows to the front and rear elevations there is space for a king size bed with integrated storage.



BEDROOM THREE

10'05 x 9'04
With window to the front elevation there is space for storage and a double bed.



SECOND FLOOR

LANDING

With doors leading to:-

BEDROOM ONE

16'05 x 11'10
With windows to the front and rear elevations and space for a super king size bed there is integrated wardrobes with wood effect flooring.



BEDROOM FOUR

12'06 x 7'05
With windows to the front elevation and space for a double bed.

FAMILY BATHROOM

9'10 x 8'04
A re-fitted suite comprising bath with separate shower cubicle, WC, wash hand basin, tiled walls and a window to the front elevation.



OUTSIDE



REAR GARDEN

Arranged over multiple levels there are steps leading to each area which provides various lounge/dining spaces and benefiting from a high degree of privacy and also allowing access to a double detached garage.



DOUBLE DETACHED GARAGE

Pedestrian door to the side with windows to the rear elevation and an up and over door to the front elevation. There is also off road parking for multiple vehicles and gates leading to a driveway from the side of the property.

SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band E

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 Obelisk Rise to and from Northampton town centre. Local schools include Sunnyside Primary Academy, Kingsthorpe Grove Primary School, Kingsthorpe Village Primary School and All Saints CEVA Primary School in Boughton Green Road. Secondary education is available at Kingsthorpe

HOW TO GET THERE

From Northampton town centre proceed in a northerly direction along the A508 Barrack Road leading into the Kingsthorpe Road and at the traffic light junction with Kingsthorpe Grove and Mill Lane turn left into Mill Lane. Take the second turning on the right into Kingswell Road and continue to the end where the road bears right. The property can be found on the right hand side.

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Not to scale. For illustrative purposes only