



**540 Obelisk Rise, Kingsthorpe, Northampton, NN2 8SY**  
**Guide Price £350,000 Freehold**

Situated within the popular location of Obelisk Rise is this beautifully presented, extended, five bedroom semi detached property benefitting from ample off road parking and south westerly facing rear garden. The ground floor accommodation comprises entrance hall, lounge, kitchen/dining family room, WC and study area. To the first floor there are five bedrooms, a bathroom and a shower room. To the outside at the rear there is a pleasant patio area leading down to a lawn area with a large shed. To the front is a paved driveway providing off road parking for several vehicles. This property is a fantastic family home and has been much improved and well maintained by the current owners. Call 01604 722917 to arrange a viewing. EPC Rating: D. Council Tax Band: C

**Five Bedroom Semi Detached | Beautifully Presented | Extended | Kitchen/Dining Room | Two Upstairs Bathrooms & Downstairs WC | Off Road Parking For Several Cars**

modern marketing · traditional values

### ENTRY

Entry via uPVC double glazed door into hall. Fitted mat. uPVC double glazed window to side elevation and fitted storage. Opening into inner hall.

### HALLWAY

Wood effect flooring. Radiator. Stairs to first floor. Doors to lounge and study/reception room.

### STUDY/RECEPTION ROOM 4.6m x 2.2m (15'1 x 7'3)

Wood effect flooring,. Radiator. uPVC double glazed window to front elevation.

### LOUNGE 4.6m x 3.7m (15'1 x 12'2) Max

Radiator. Electric fireplace. uPVC double glazed bay window to front elevation. Door to kitchen.

### KITCHEN/DINING ROOM 3.4m x 7.3m (11'2 x 23'11)

Wood effect flooring throughout. Base and wall mounted white cupboards with square edge work surface over. One and a half bowl sink and drainer with mixer tap over. Fitted oven and four ring gas hob over. Space for fridge, freezer and washing machine. Fitted larder cupboard. Radiator. uPVC double glazed window to rear elevation and two sets of uPVC double glazed patio doors onto rear garden. Door to WC and study/reception room.

### WC

Tiled flooring. White pedestal wash hand basin with tiled splash back and low flush WC. Heated chrome towel rail. Extractor fan.

### FIRST FLOOR LANDING

Loft access. Storage cupboard. Doors to all rooms.

### BEDROOM ONE 4.6m x 2.6m (15'1 x 8'6)

uPVC double glazed window to front elevation. Dado rail. Radiator.

### BEDROOM TWO 3.3m x 2.6m (10'10 x 8'6)

uPVC double glazed window to rear elevation. Radiator. Fitted wardrobe.

### BEDROOM THREE 3.6m x 2.3m (11'10 x 7'7)

uPVC double glazed window to front elevation. Radiator.

### BEDROOM FOUR 3.2m x 2.0m (10'6 x 6'7)

uPVC double glazed window to front elevation. Radiator.

### BEDROOM FIVE 2.4m x 2.3m (7'10 x 7'7)

uPVC double glazed window to rear elevation. Radiator. Fitted cupboards.

### BATHROOM 2.3m x 2.0m (7'7 x 6'7)

uPVC double glazed obscure window to rear elevation. Tiled flooring and surrounding bath area. Double ended bath with central wall mounted shower. Vanity unit with storage under and sink over with concealed cistern WC. Heated chrome towel rail.

### SHOWER ROOM 2.3m x 1.3m (7'7 x 4'3)

uPVC double glazed obscure window to side elevation. Lino flooring. Low flush WC and pedestal wash hand basin with mixer tap over and tiled splash back. Enclosed shower cubicle with tiled surround and wall mounted shower. Heated chrome towel rail. Extractor fan.

### OUTSIDE

### FRONT GARDEN

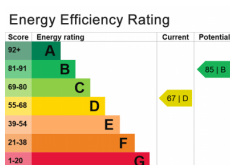
Block paved driveway providing off road parking.

### REAR GARDEN

Fully enclosed, patio area with dwarf wall and steps down to a lawned area and path leading to a large shed.

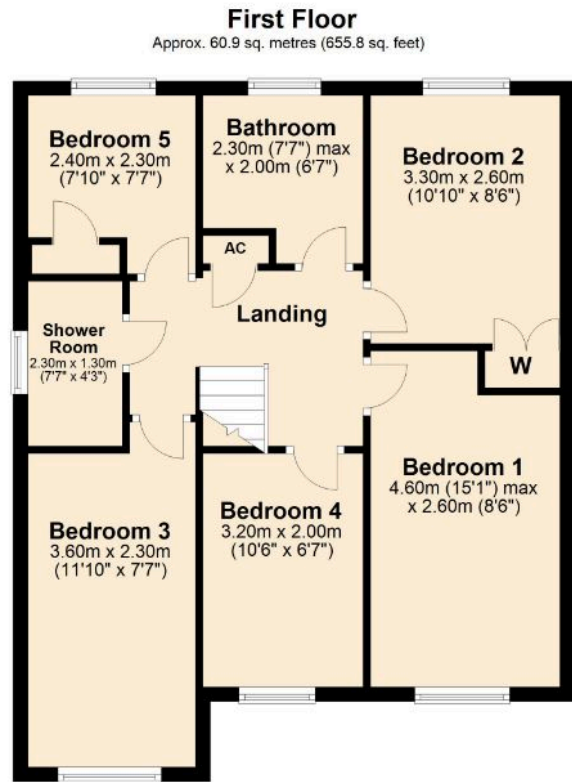
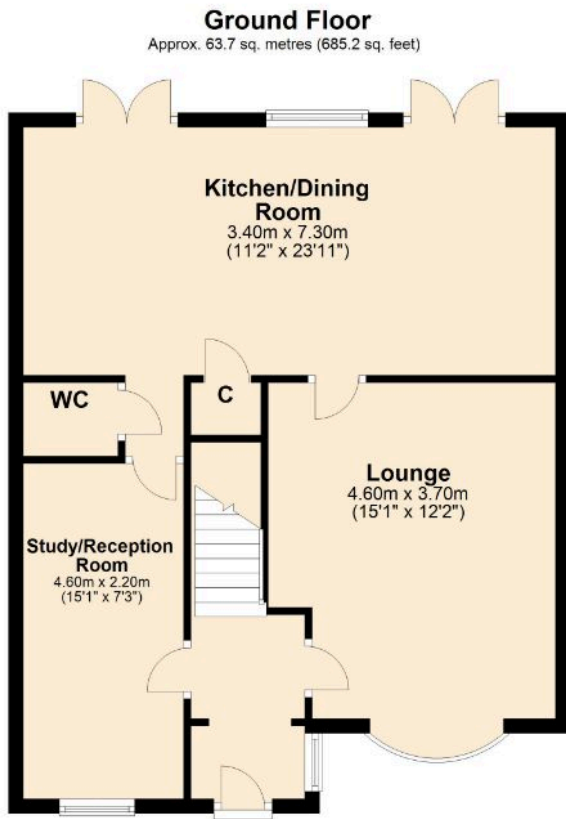
### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.





Total area: approx. 124.6 sq. metres (1341.0 sq. feet)



## LOCAL AREA INFORMATION

Once a village, Kingsthorpe is now a suburb to the northwest of Northampton town centre with the old village set behind A508 Harborough Road. Starting at the junction where local landmark public house, The Cock Hotel, is sited, this road takes you past Kingsthorpe Shopping Centre which is home to two large supermarkets, a pharmacy, coffee shop, pet store and bank. Across the A5199 Welford Road junction further shops, banks, take away foods and public houses line the road continuing up to the Whitehills area of this suburb where you'll find Whitehills primary school. As you travel up the Boughton Green Road towards Moulton you'll pass Kingsthorpe College secondary school. Areas set off the A5199 Welford Road benefit from having the Brampton Valley Way on their doorstep which is hugely popular for dog walking, hiking and cycling. With the aforementioned main access roads and Northampton's mainline train service to London Euston and Birmingham New Street, transportation links from this very popular area are well catered for.

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