



4 Lynton Avenue, Kingsthorpe, Northampton, NN2 8LX
£365,000 Freehold

A beautiful example of a three bedroom semi detached period home updated tastefully throughout. The accommodation comprises entrance hall, lounge with log burner, extended kitchen/dining room, cloakroom and conservatory. To the first floor are three bedrooms and a family bathroom. Outside, to the rear is a generous garden with patio area, covered decked area, outbuilding and lawn area, also benefitting from side access. To the front of the property is a driveway with low level wall and privacy hedge. Please call 01604 722197 to arrange a viewing. EPC Rating: D. Council Tax Band: C

Beautifully Presented Throughout | Semi Detached | Extended To Rear | Kitchen/Dining Room | Period Features | Generous Rear Garden

modern marketing · traditional values

PORCH

uPVC double glazed entrance door with windows either side.

ENTRANCE HALL

Wood effect flooring. Radiator. Staircase rising to first floor with storage under. Doors to:

LOUNGE 4.34m x 3.91m (14'3 x 12'10)

uPVC double glazed bay window to front elevation. Radiator. Feature log burner in alcove with tiled hearth and wooden shelf above. Panelling.

DINING ROOM 3.81m x 5.77m (12'6 x 18'11)

Wood effect flooring. Fitted mat. uPVC double glazed doors to rear garden and single glazed timber doors to conservatory. Vertical radiator. Two fitted cupboards. Feature wood burner in alcove with feature tiled hearth.

KITCHEN 7.16m x 2.24m (23'6 x 7'4)

Two Velux windows. Two uPVC double glazed windows to front and rear elevations. Radiator. Wood effect flooring. Wall and base units with white roll top work surfaces over. Breakfast bar area. Space for undercounter washing machine and dishwasher. Freestanding oven and fridge/freezer. Extractor hood. Tiling to splash back areas. One and a half bowl sink and drainer with mixer tap.

CONSERVATORY 2.74m x 2.49m (9'0 x 8'2)

Of brick and uPVC construction. Double doors to rear garden. Wood effect flooring. Radiator.

WC

Low level WC and wash hand basin. Tiled floor. Tiling to half height. Extractor.

FIRST FLOOR LANDING

uPVC double glazed obscure window to side elevation. Access to loft space. Doors to:

BEDROOM ONE 4.47m x 3.15m (14'8 x 10'4)

uPVC double glazed bay window to front elevation. Panelled to one wall. Fitted wardrobes. Picture rail.

BEDROOM TWO 3.81m x 3.51m (12'6 x 11'6)

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

BEDROOM THREE 2.29m x 1.80m (7'6 x 5'11)

uPVC double glazed window to front elevation. Radiator.

BATHROOM 2.24m x 1.78m (7'4 x 5'10)

uPVC double glazed obscure window to rear elevation. Heated towel rail. Suite comprising low level WC, panelled bath with rainfall shower and Victorian style tap with shower attachment and vanity sink with storage below. Extractor.

OUTSIDE

FRONT GARDEN

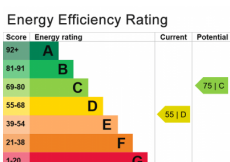
Concrete driveway. Side access. Low level wall. Privacy hedge and storm porch leading to property.

REAR GARDEN

Patio area. Brick built storage. Timber frame entertaining area with decking under. Enclosed by fencing and hedging. Plant borders. Lawn area with three steps to a second and third lawn area leading to further gravel area at the rear of the garden.

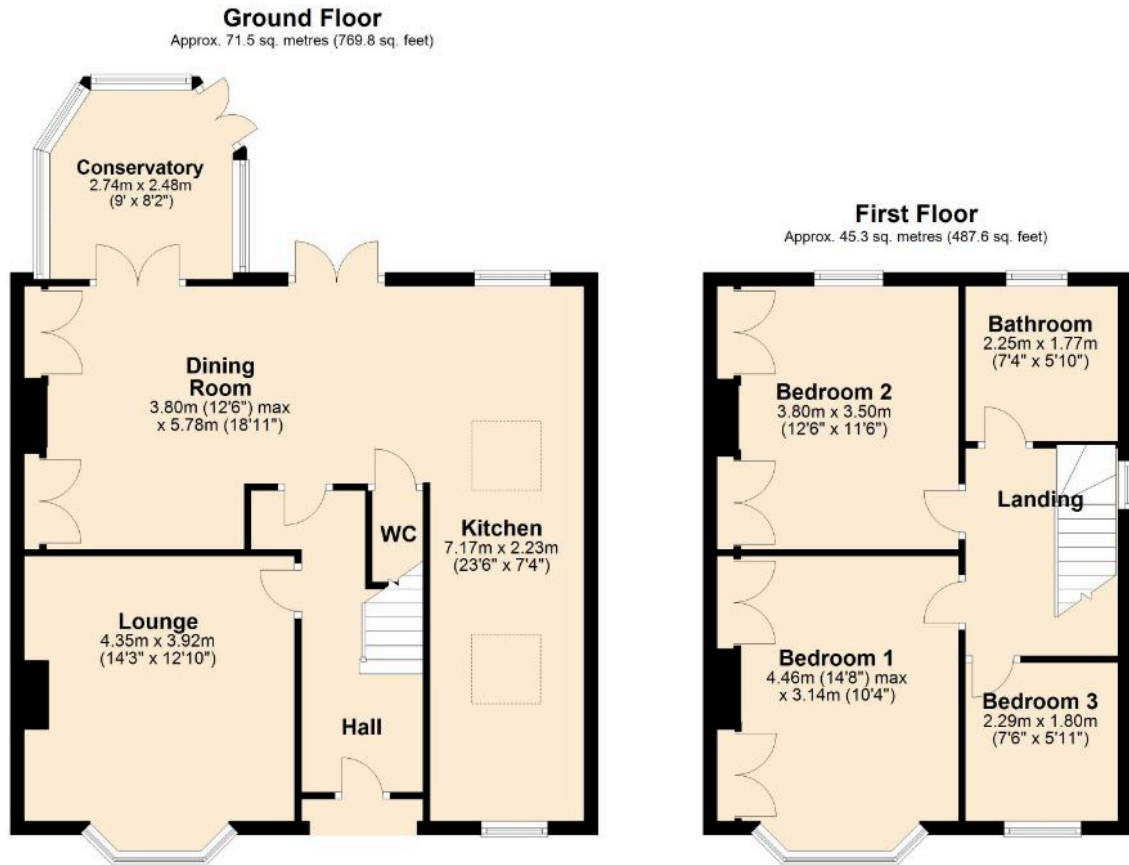
DRAFT DETAILS

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.

4 Lynton Avenue, Kingsthorpe, Northampton NN2 8LX
£365,000 Freehold



Total area: approx. 116.8 sq. metres (1257.4 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.

4 Lynton Avenue, Kingsthorpe, Northampton NN2 8LX
£365,000 Freehold

