



110 Hinton Road, Kingsthorpe, Northampton, NN2 8NG
£325,000 Freehold

A thoughtfully extended and versatile five bedroom semi-detached family home in the sought after Kingsthorpe location. The accommodation briefly comprises of welcoming entrance, four separate reception rooms, kitchen/breakfast room, conservatory, shower room and utility room to the ground floor. To the first floor you will find five well-proportioned bedrooms, family bathroom, and additional shower room. Further benefits to include gas central heating, double glazing throughout and no onward chain. EPC Rating: D. Council Tax Band: C

Extended | No Onward Chain | Five Bedrooms | Off Road Parking | Large Rear Garden | Four Reception Rooms

modern marketing · traditional values

ENTRANCE HALL

Entrance door. Radiator. Staircase rising to first floor landing. Doors to:

LOUNGE 5.26m x 2.79m (17'3 x 9'2)

Double glazed window to front elevation. Radiator. Fitted gas fireplace. Double doors leading into the dining room.

DINING ROOM 5.26m x 2.79m (17'3 x 9'2)

Patio doors leading into the conservatory. Radiator. Access into the kitchen/breakfast room.

CONSERVATORY 2.36m x 3.63m (7'9 x 11'11)

Double glazing throughout. Pitched roof. Wall mounted heater. Electric socket. Door leading to the rear garden.

RECEPTION ROOM TWO 3.71m x 2.92m (12'2 x 9'7)

Double glazed window to the front elevation. Radiator.

KITCHEN/BREAKFAST ROOM 5.31m x 3.56m Max (17'5 x 11'8 Max)

Double glazed window to rear elevation. Lino flooring. Stainless steel sink with mixer tap. Range of wall and base units and space for cooking appliances. Roll top work surfaces. Additional under stairs storage. Access into hall, utility room, shower room and reception room three.

RECEPTION ROOM THREE/SNUG 2.39m x 2.92m (7'10 x 9'7)

Double glazed window and door to rear elevation providing access to the rear garden. Radiator.

UTILITY 2.06m x 2.84m (6'9 x 9'4)

Tiled flooring. A range for wall and base units. Stainless steel sink. Access to the shower room.

SHOWER ROOM 1.57m x 1.83m (5'2 x 6'0)

Suite comprising enclosed shower cubicle, low level W.C and pedestal wash hand basin. Heated towel rail.

FIRST FLOOR LANDING

Airing cupboard housing combination boiler and storage. Doors to:

BEDROOM ONE 4.50m x 2.92m (14'9 x 9'7)

Double glazed window to rear elevation. Radiator. A range of fitted wardrobes and over bed storage.

BEDROOM TWO 3.73m x 2.59m (12'3 x 8'6)

Double glazed window to front elevation. Radiator. Full length fitted wardrobes.

BEDROOM THREE 3.61m x 3.12m (11'10 x 10'3)

Double glazed window to rear elevation. Radiator.

BEDROOM FOUR 3.40m x 2.92m (11'2 x 9'7)

Double glazed window to front elevation. Pitched ceiling.

BEDROOM FIVE 2.64m x 2.41m (8'8 x 7'11)

Double glazed window to front elevation. Fitted storage cupboard.

SHOWER ROOM 1.73m x 1.85m (5'8 x 6'1)

Double glazed window to side elevation. Suite comprising enclosed shower cubicle, low level W.C and pedestal wash and basin. Heated towel rail.

BATHROOM 1.65m x 2.26m (5'5 x 7'5)

Double glazed window to rear elevation. Suite comprising bath with shower head, low level W.C and pedestal wash hand basin. Heated towel rail. Tiled.

OUTSIDE

FRONT GARDEN

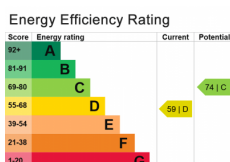
Paved frontage offering off road parking for several vehicles.

REAR GARDEN

A large, private rear garden. Mainly laid to lawn. Enclosed by a timber fence.

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.

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Total area: approx. 165.5 sq. metres (1781.8 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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