



**9 Green End, Kingsthorpe Village, Northampton, NN2 6RD**  
**£250,000 Freehold**

A charming two bedroom cottage with a pleasant outlook over the green and church in Kingsthorpe Village. The ground floor accommodation comprises entrance porch, open plan lounge/dining room with access to the cellar, leading to the kitchen with a door into the rear garden. To the first floor there are two double bedrooms and a bathroom. To the rear of the property there is a delightful walled garden mainly laid to lawn with patio area and outside store. The property is offered to the market with no onward chain. Please call 01604 722197 to arrange an appointment to view. EPC Rating: C. Council Tax Band: B

**Two Bedroom Cottage | Character Features | No Chain | Pleasant Outlook Over The Green | Cellar | Lounge/Dining Room**

modern marketing · traditional values

## ENTRANCE

Entry via timber part glazed door into porch. Wood flooring. Door into lounge area.

## LOUNGE/DINING ROOM 6.38m x 5.18m (20'11 x 17'0)

uPVC double glazed window to front elevation. Two radiators. Staircase rising to first floor landing. Door to cellar. Double doors through to kitchen. Wood flooring.

## KITCHEN 1.98m x 5.18m (6'6 x 17'0)

uPVC double glazed window to rear elevation. Tiled floor. Base and wall mounted wood units with wood surface over. Stainless steel sink and drainer with mixer tap over. Tiled splash backs. Wall mounted boiler. Space for free standing gas oven with stainless steel splash back. Extractor. uPVC double glazed window to rear elevation alongside uPVC double glazed door onto rear garden.

## CELLAR

Power and light.

## FIRST FLOOR LANDING

Doors to all rooms and storage cupboard.

## BEDROOM ONE 3.02m x 5.16m (9'11 x 16'11)

uPVC double glazed window to front elevation. Radiator.

## BEDROOM TWO 3.23m x 3.33m (10'7 x 10'11)

uPVC double glazed window to rear elevation. Radiator.

## BATHROOM 1.98m x 1.91m (6'6 x 6'3)

uPVC double glazed obscured window to side elevation. Radiator. Suite comprising concealed cistern toilet with white panel bath with shower screen and wall mounted shower and sink unit with storage under. Tiled to bath surround. Extractor fan. Wood effect flooring.

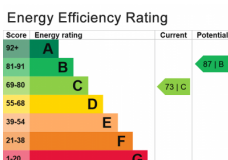
## OUTSIDE

### REAR GARDEN

Patio area. Mainly laid to lawn with walled flower bed. Enclosed rear of the garden. Storage shed.

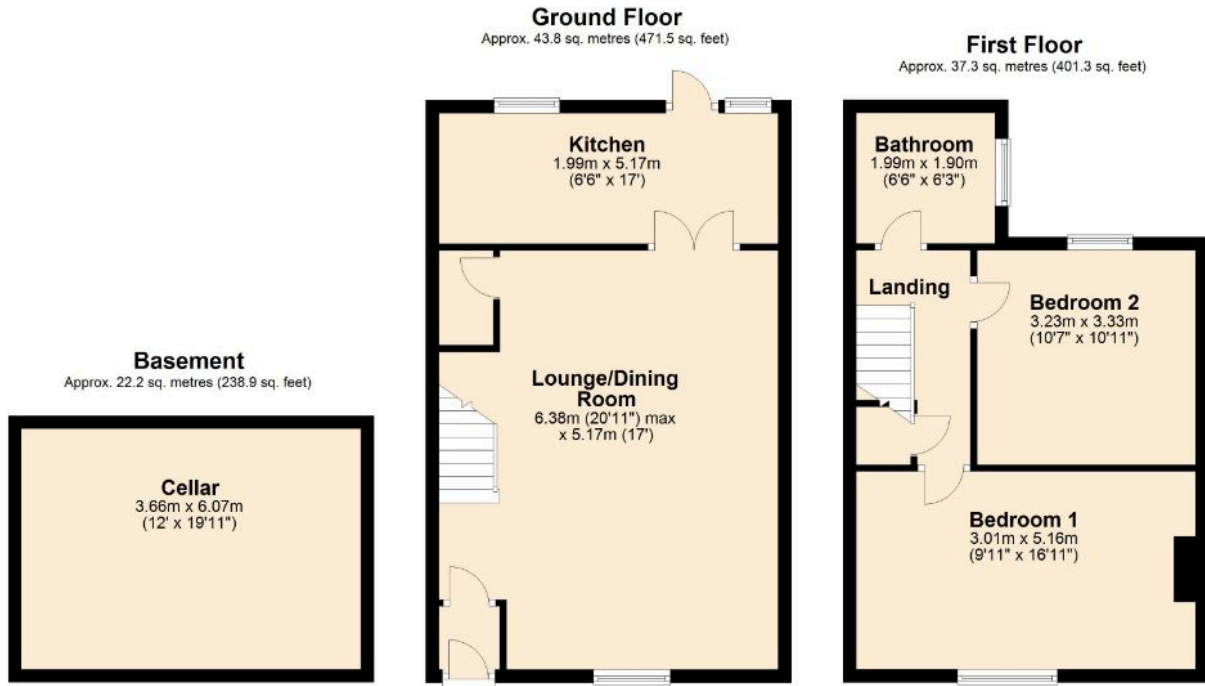
### DRAFT DETAILS

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.

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Total area: approx. 103.3 sq. metres (1111.7 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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