



10 Badgers Walk, Kingsthorpe, Northampton, NN2 8AU
£277,000 Freehold

A beautifully presented two bedroom semi detached property in the sought after location of Badgers Walk, Spring Park, Kingsthorpe, benefitting from extended kitchen/breakfast area, two bathrooms and updated throughout by the current owner. The ground floor accommodation comprises entrance hall, bathroom, dining room, a double bedroom, lounge leading onto the garden and extended kitchen/breakfast room. To the first floor there is a large double bedroom and a generous shower room. Outside to the rear there is a pleasant garden with patio area, lawn area and established plants and bushes with access to the single garage. To the front of the property is a drive for several vehicles, garden area and single garage. EPC Rating: B. Council Tax Band: C

Two Bedroom Semi Detached | Driveway For Several Vehicles | Single Garage | Modern Extended Kitchen | Two Bathrooms | Cul-De-Sac Location

modern marketing · traditional values

HALLWAY

Entry via composite double glazed door. Radiator. Storage cupboard. Doors to all rooms.

LOUNGE 5.59m x 3.45m (18'4 x 11'4)

uPVC double glazed sliding doors to rear elevation. Door into kitchen. Two radiators. Exposed brick feature fireplace with shelf above and tiled hearth with fitted electric fire.

KITCHEN/BREAKFAST ROOM 5.05m x 2.44m (16'7 x 8'0)

uPVC double glazed window to rear elevation. uPVC double glazed doors to both sides. Radiator. Base and wall mounted grey shaker style cupboards with roll top surface over. Space for washing machine, dishwasher, freestanding fridge freezer and oven. Stainless steel one and a half bowl sink and drainer with mixer tap over. Wood effect flooring. Cupboard housing Worcester Bosch boiler.

DINING ROOM 3.58m x 2.87m (11'9 x 9'5)

uPVC double glazed windows to side and front elevation. Wood effect flooring. Radiator. Understairs cupboard. Staircase rising to first floor.

BATHROOM 1.65m x 2.31m (5'5 x 7'7)

uPVC double glazed obscured window to side elevation. Heated chrome towel rail. Herringbone vinyl flooring. Suite comprising low level WC, vanity unit sink with storage and mixer tap over and panelled bath with electric shower and screen. Tiled surround.

BEDROOM ONE 3.58m x 3.07m (11'9 x 10'1)

uPVC double glazed window to front elevation. Radiator.

FIRST FLOOR LANDING

Storage cupboard. Doors into bedroom and bathroom.

BEDROOM TWO 4.57m x 3.07m (15'0 x 10'1)

uPVC double glazed window to front elevation. Eaves storage. Radiator.

SHOWER ROOM 3.99m x 2.01m (13'1 x 6'7)

uPVC double glazed window to rear elevation. Radiator. Eaves storage. Suite comprising low level WC, pedestal wash hand basin and enclosed corner shower cubicle with wall mounted shower. Fully tiled walls.

OUTSIDE

FRONT GARDEN

Paved area. Concrete area with slate track path following round to the side entrance of the property and garage.

GARAGE

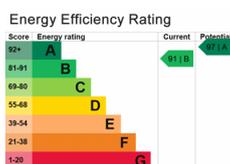
Up and over door. Brick built. Pedestrian door to side. Light and power.

REAR GARDEN

Patio area. Mainly laid to lawn. Gravel area to the rear of the garage. Established plants and shrubs. Enclosed by timber fence.

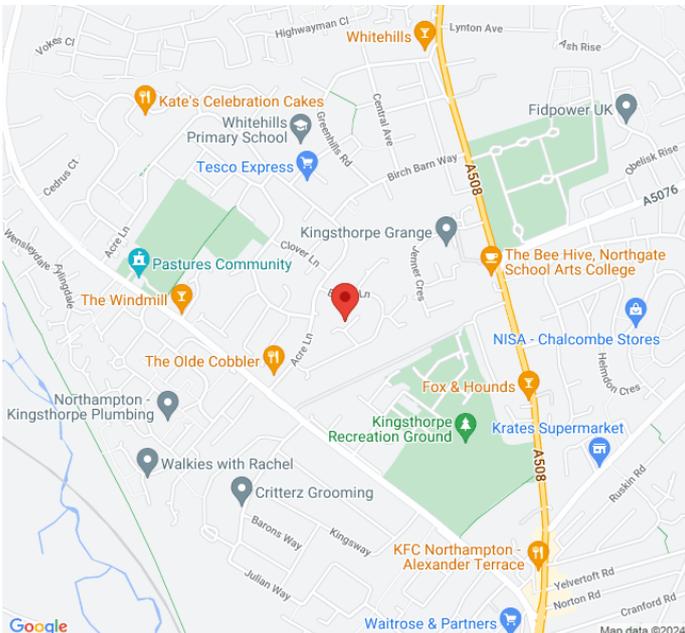
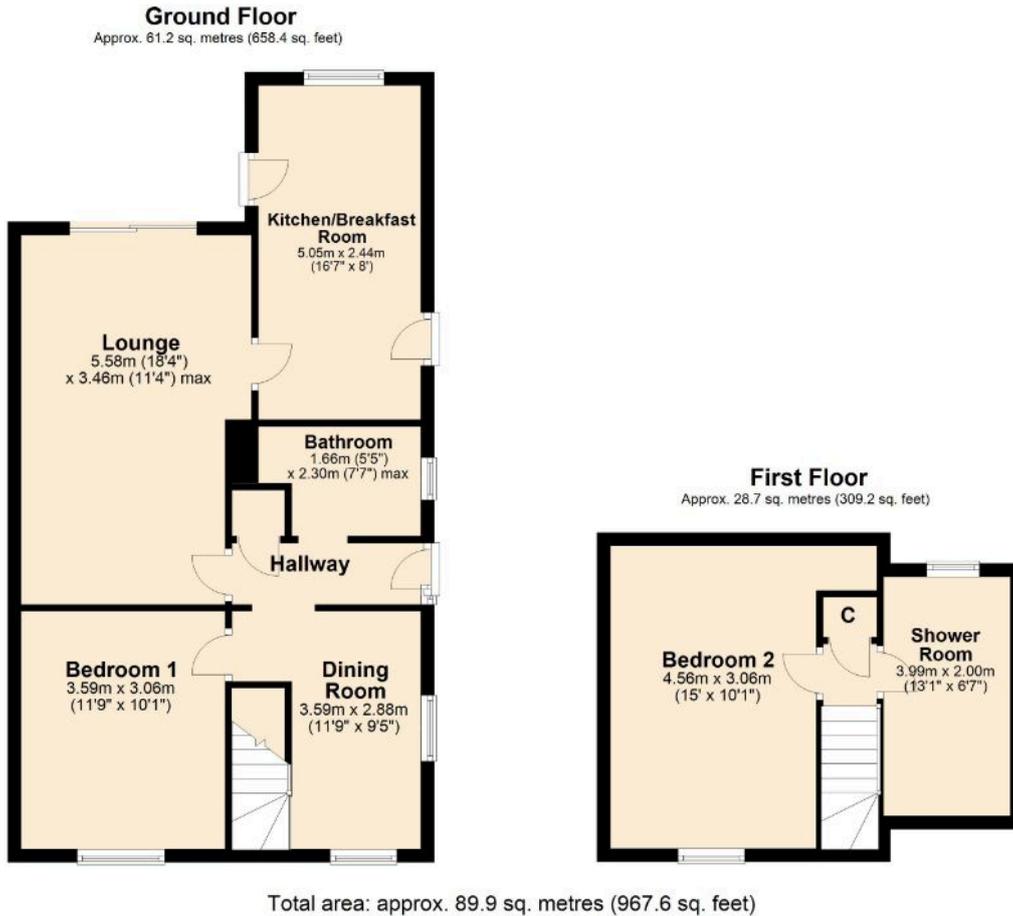
DRAFT DETAILS

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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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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