



**7 Kingsway, Kingsthorpe, Northampton, NN2 8HD**  
**£325,000 Freehold**

A rare opportunity to purchase this well positioned, three bedroom semi detached property in the sought after location of Kingsway benefitting from an extension to the rear and character features throughout. The ground floor accommodation comprises entrance hall, lounge dining room, breakfast room opening up to the kitchen and shower room. To the first floor there are three bedrooms and a bathroom. To the rear of the property there is a sizeable, well established garden containing a wealth of plants and shrubs. To the front of the property there is a single integral garage, driveway and planting area. Offered to market with NO ONWARD CHAIN. Please call 01604 722197 to arrange a viewing. EPC Rating: TBC. Council Tax Band: C

**No Onward Chain | Off Road Parking | Large Rear Garden | Downstairs Shower Room | Extended | Sought After Location**

modern marketing · traditional values

## PORCH

Entrance door. Door to:

## HALLWAY

Staircase rising to first floor landing. Radiator.

Doors to:

## LOUNGE/DINING ROOM 7.59m x 3.63m (24'11 x 11'11) Max

Double glazed window to the front elevation. Fitted electric fireplace. Radiator. Double doors leading to:

## RECEPTION TWO 2.44m x 2.97m (8'0 x 9'9)

Double glazed window to rear elevation. Double glazed door to garden. Radiator. Laminate flooring. Opening to:

## KITCHEN 2.44m x 4.34m (8'0 x 14'3)

Double glazed window to the rear elevation. Wall and base units. Integrated cooking appliances. Stainless steel sink with mixer tap. Laminate flooring. Door leading to the rear garden.

## SHOWER ROOM 1.80m x 1.93m (5'11 x 6'4)

Skylight. Suite comprising low level WC, wash hand basin and enclosed shower cubicle. Heated towel rail. Lino flooring.

## FIRST FLOOR LANDING

Double glazed window to side elevation. Doors to:

## BEDROOM ONE 3.84m x 3.43m (12'7 x 11'3)

Double glazed window to front elevation. Radiator. Built in cupboard.

## BEDROOM TWO 3.81m x 3.02m (12'6 x 9'11)

Double glazed window to rear elevation. Radiator. Built in wardrobes.

## BEDROOM THREE 2.44m x 1.98m (8'0 x 6'6)

Double glazed window to rear elevation. Radiator. Wall mounted gas combination boiler.

## BATHROOM 1.98m x 1.96m (6'6 x 6'5)

Double glazed windows to the side and front elevations. Suite comprising low level WC, wash hand basin and full length bath with overhead mixer shower head. Radiator.

## OUTSIDE

### FRONT GARDEN

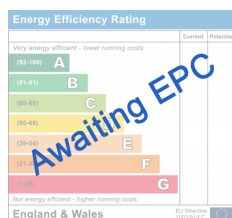
Generous frontage providing off road parking for several vehicles. Enclosed by a retaining wall.

### REAR GARDEN

A large, private rear garden, mainly laid to lawn approximately 140 foot in length enclosed by a timber fence. Patio area. Outside tap and side access leading to the courtesy door into the garage.

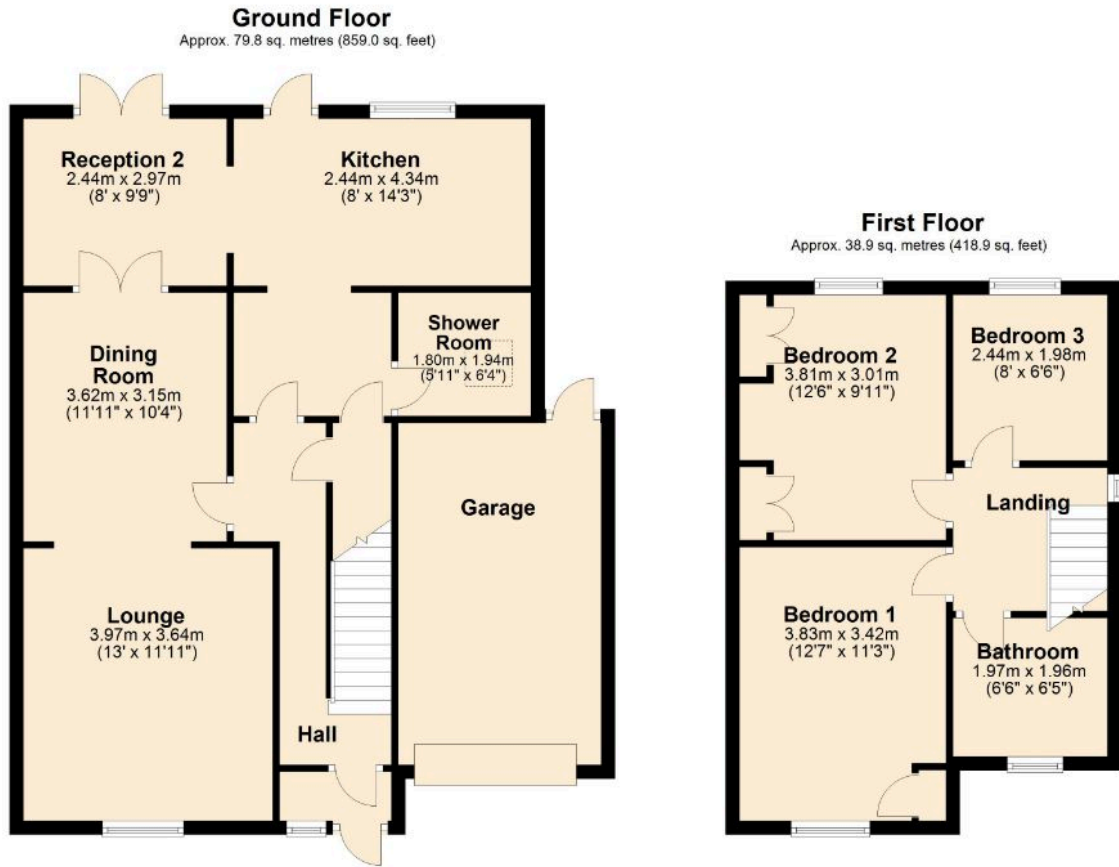
### AGENTS NOTE

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

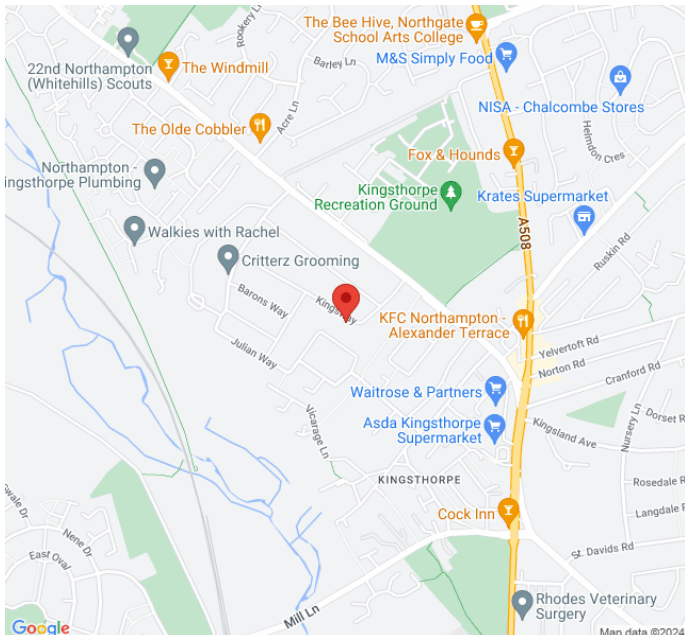


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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. 118.7 sq. metres (1277.8 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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