



**8 Barley Lane, Kingsthorpe, Northampton, NN2 8AT**  
**£310,000 Freehold**

A rarely available extended detached family home in the sought after location of Kingsthorpe within close proximity to local amenities. Situated within a generous plot and benefitting from ample off road parking and garage. To the ground floor the accommodation briefly comprises a welcoming entrance porch leading to the lounge / family room, kitchen and dining room. To the first floor you will find three well proportioned bedrooms and refitted shower room. Externally to the front a generous block paved frontage, offering off road parking for several vehicles leading to the single garage. To the rear and side, a private garden mainly laid to lawn. Further benefits include gas central heating, replaced double glazing throughout and no onward chain. Call 01604 722197 to arrange an appointment to view. EPC Rating: D. Council Tax Band: C

**Detached | Three Bedrooms | Extension Providing Additional Reception Room | Garage | Driveway | uPVC Double Glazed Throughout**

**modern marketing · traditional values**

## PORCH

Entrance door. Door to:

## ENTRANCE HALL

Staircase rising to first floor landing. Doors to:

## LOUNGE/FAMILY ROOM 7.04m x 3.68m (23'1 x 12'1)

Double glazed window to front elevation. Radiator. Gas fireplace with mood lighting. Patio doors opening to rear garden.

## KITCHEN 3.00m x 2.74m (9'10 x 9'0)

Double glazed window to the rear elevation. Integrated cooking appliances. Integrated fridge/freezer. Range of wall and base units. Stainless steel sink with mixer tap.

## DINING ROOM 4.62m x 2.31m (15'2 x 7'7)

Double glazed window and door to rear elevation. Radiator. Courtesy door into the single garage.

## FIRST FLOOR LANDING

Doors to:

## BEDROOM ONE 3.35m x 2.84m (11'0 x 9'4)

Double glazed window to front elevation. Radiator. Integrated storage.

## BEDROOM TWO 3.15m x 2.74m (10'4 x 9'0)

Double glazed window to the rear elevation. Radiator. Fitted wardrobes.

## BEDROOM THREE 2.41m x 2.74m (7'11 x 9'0)

Double glazed window to front elevation. Radiator. Fitted cupboard.

## SHOWER ROOM

Double glazed window to rear elevation. Wall mounted heated towel rail. Fully tiled. Suite comprising enclosed shower cubicle, wash hand basin and low level W.C.

## OUTSIDE

## FRONT GARDEN

Recently block paved frontage leading to the single garage offering off road parking for several vehicles.

## GARAGE

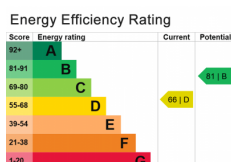
Standard brick construction. Power and light connected. Up and over door.

## REAR GARDEN

A private, generous rear and side garden. Mainly laid to lawn enclosed by new timber fencing. Patio area. Space for a shed.

## DRAFT DETAILS

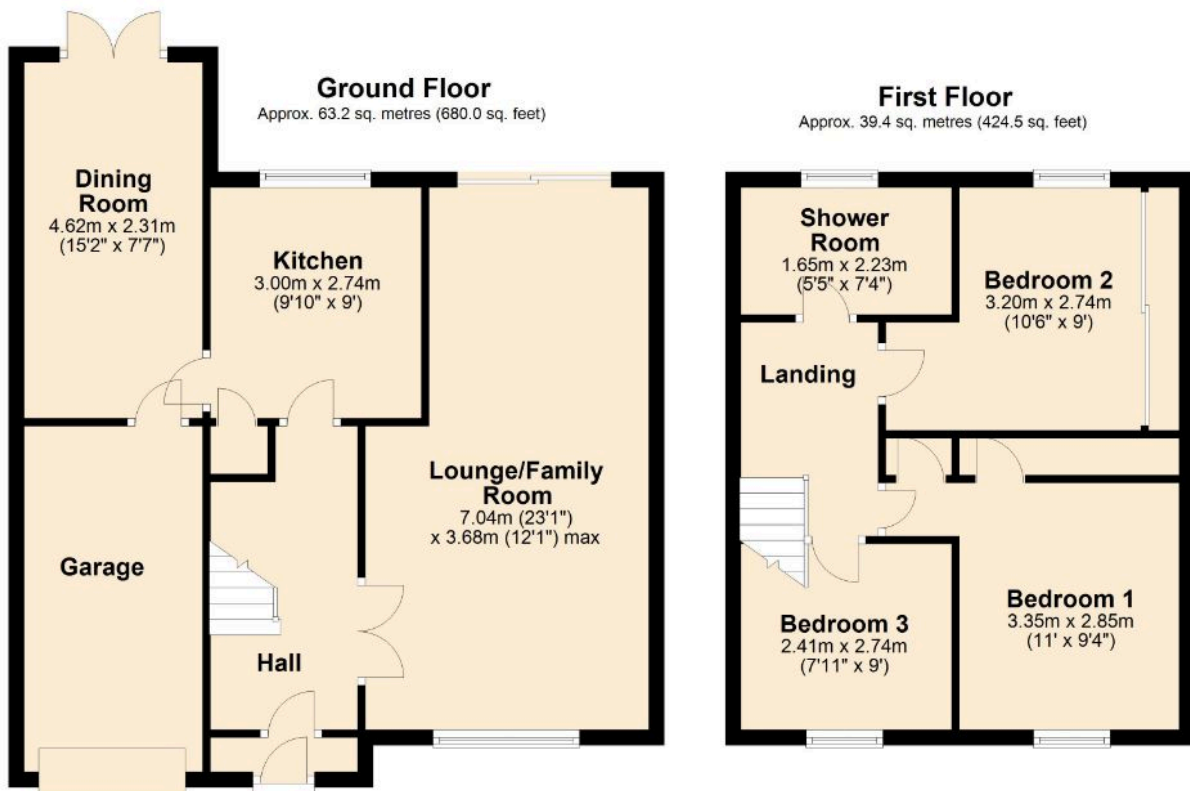
At the time of print, these particulars are awaiting approval from the Vendor(s).



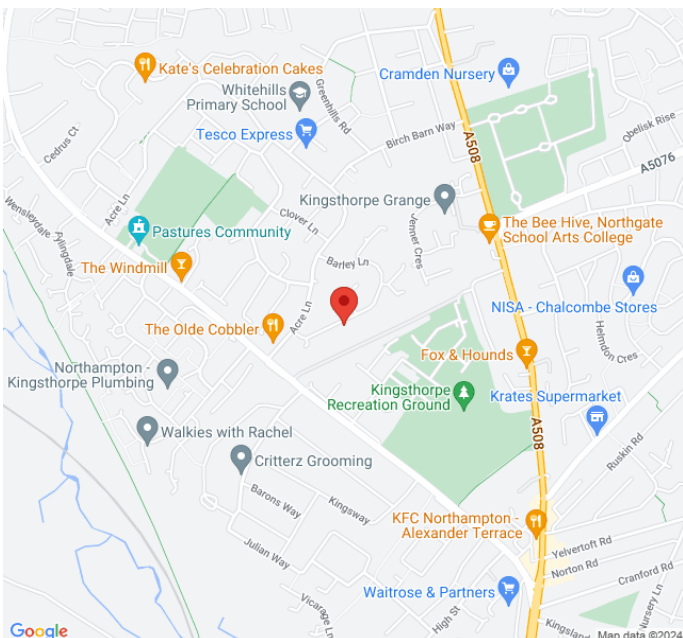
Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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



8 Barley Lane, Kingsthorpe, Northampton NN2 8AT  
£310,000 Freehold



Total area: approx. 102.6 sq. metres (1104.5 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.



8 Barley Lane, Kingsthorpe, Northampton NN2 8AT  
£310,000 Freehold

