

51 Kensington Close, Kingsthorpe, Northampton, NN2 6NP
Guide Price £350,000 Freehold

A nicely presented detached modern family home in the sought after location Kingsthorpe Hollow. The generous accommodation briefly comprises of welcoming entrance hall, leading to the lounge, kitchen/dining room and cloakroom to the ground floor. To the first floor you will find three well proportioned bedrooms, an en-suite to the master bedroom and family bathroom. Externally to the rear you will find a generous, private rear garden mainly laid to lawn, and to the front off road parking leading to the single garage. Further benefits include double glazing throughout, gas central heating and ample storage. EPC Rating: B. Council Tax Band: D

Three Bedroom Detached Home | Driveway | En-Suite To Master Bedroom | Downstairs WC | Close To Local Amenities | No Chain

modern marketing · traditional values

HALLWAY

Entrance door. Tiled flooring. Radiator. Spotlights. Staircase rising to first floor landing.

LOUNGE 5.69m x 3.00m (18'8 x 9'10)

Double glazed bay window to front elevation. Patio doors to rear elevation. Two radiators.

WC

Double glazed window to rear elevation. Suite comprising low level WC and wash hand basin. Radiator. Tiled flooring.

KITCHEN/DINING ROOM 5.69m x 3.00m (18'8 x 9'10)

Double glazed window to the front elevation and patio doors opening on the rear garden. Radiator. A range of wall and base units with work surfaces over. Integrated cooking appliances. Stainless steel sink with mixer tap. Spotlights. Tiled flooring.

FIRST FLOOR LANDING

Double glazed window to the rear elevation. Access to loft space.

BEDROOM ONE 4.83m x 3.00m (15'10 x 9'10)

Double glazed window to rear elevation. Radiator. Fitted wardrobe. Storage cupboard. Door to:

EN-SUITE

Double glazed window to the front elevation. Suite comprising enclosed shower cubicle, wash hand basin and low level WC. Partially tiled.

BEDROOM TWO 2.01m x 2.97m (6'7 x 9'9)

Double glazed window to the front elevation. Radiator.

BEDROOM THREE 1.91m x 2.97m (6'3 x 9'9)

Double glazed window to the rear elevation. Radiator. Fitted storage cupboard.

BATHROOM

Double glazed window to the front elevation. Suite comprising wash hand basin, low level WC and full length bath with overhead shower and fitted shower screen.

OUTSIDE

FRONT GARDEN

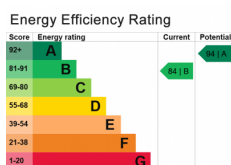
Off road parking leading to the single garage. Low maintenance frontage.

REAR GARDEN

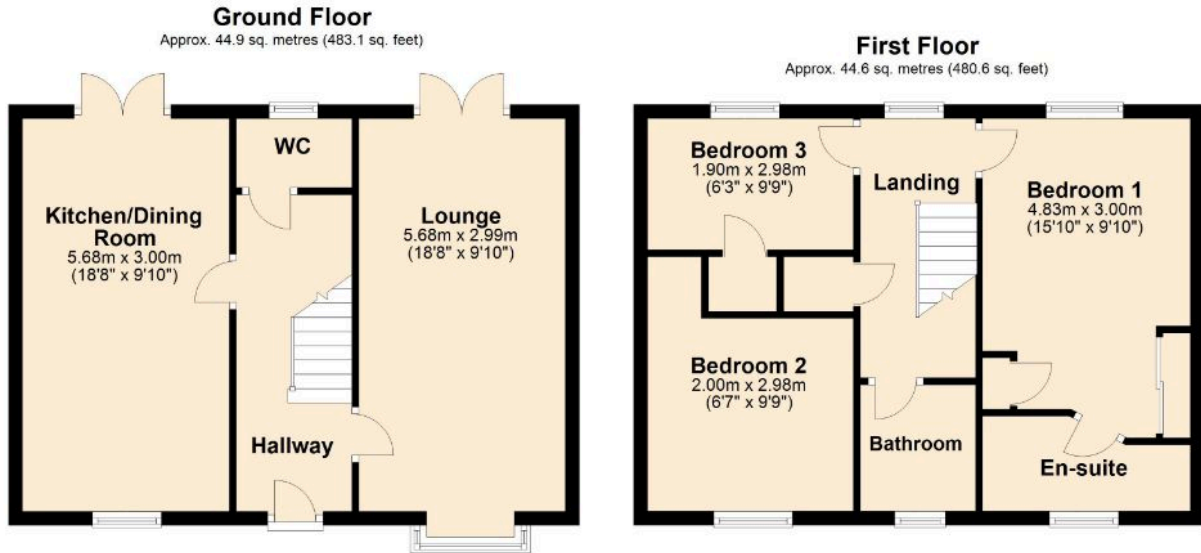
A generous private rear garden mainly laid to lawn with decked seating area. Enclosed by timber fencing.

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.



Total area: approx. 89.5 sq. metres (963.6 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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