



**87 Stanhope Road, Kingsthorpe, Northampton, NN2 6JU**  
**Offers Over £230,000 Freehold**

A well presented three bedroom terrace property within walking distance of local amenities, schools and bus routes. The ground floor accommodation comprises entrance hall, lounge/dining room, kitchen and bathroom. To the first floor there are three bedrooms and a WC. The property also benefits from a loft room with a drop down ladder allowing access to a spacious versatile room with skylights. To the rear of the property there is a patio area with steps up to a generous lawn area, fully enclosed by a charming brick wall. Call 01604 722197 to arrange an appointment to view. EPC: D. Council Tax Band: B

**New Roof Three Years Ago | Useable Loft Space With Air Conditioning Unit | Three Bedrooms | Refitted Bathroom | Cellar | Large Rear Garden**

modern marketing · traditional values

### ENTRANCE

Part glazed UPVC door to hallway.

### HALLWAY

Laminate flooring. Gas radiator. Stairs to first floor landing. Door to lounge/diner.

### LOUNGE/DINING ROOM 6.83m x 3.42m (22'5 x 11'3)

UPVC double glazed window to front elevation. Feature useable real fireplace (insurance certificate) with tiled hearth and timber mantle. Two gas radiators. Glazed door to kitchen.

### KITCHEN 3.18m x 2.30m (10'5 x 7'7)

Refitted range of base and eye level units with roll top work surfaces over and integrated appliances including electric oven, four ring gas hob with glass splash back and stainless steel extractor hood over. Integrated dishwasher, fridge/freezer and washing machine. Tiled floor through to bathroom. UPVC double glazed window to side elevation. Door to bathroom. Access to cellar for storage.

### BATHROOM 2.25m x 2.25m (7'5 x 7'5)

Refitted three piece suite comprising 'P' shaped bath with shower over, vanity wash hand basin and low level WC. Wall mounted heated towel rail. UPVC double glazed window to side elevation. Cupboard housing gas combination boiler. Part tiled walls and tiled floor.

### FIRST FLOOR LANDING

Access to useful loft space via drop down ladder with Velux window, air conditioning unit and lighting. Doors to connecting rooms.

### BEDROOM ONE 3.15m x 4.35m (10'4 x 14'3)

UPVC double glazed window to front elevation. Feature fireplace. Gas radiator.

### BEDROOM TWO 2.66m x 3.52m (8'9 x 11'7)

UPVC double glazed window to rear elevation. Gas radiator.

### BEDROOM THREE 2.29m x 2.32m (7'6 x 7'7)

UPVC double glazed window to rear elevation. Gas radiator.

### WC

Low level WC. Tiled floor. Wash hand basin. Extractor fan to ceiling.

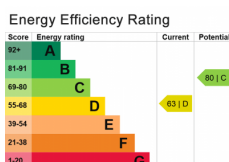
### OUTSIDE

### REAR GARDEN

To the rear of the property there is a patio area with steps up to a generous lawn area. Fully enclosed by a charming brick wall.

### DRAFT DETAILS

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

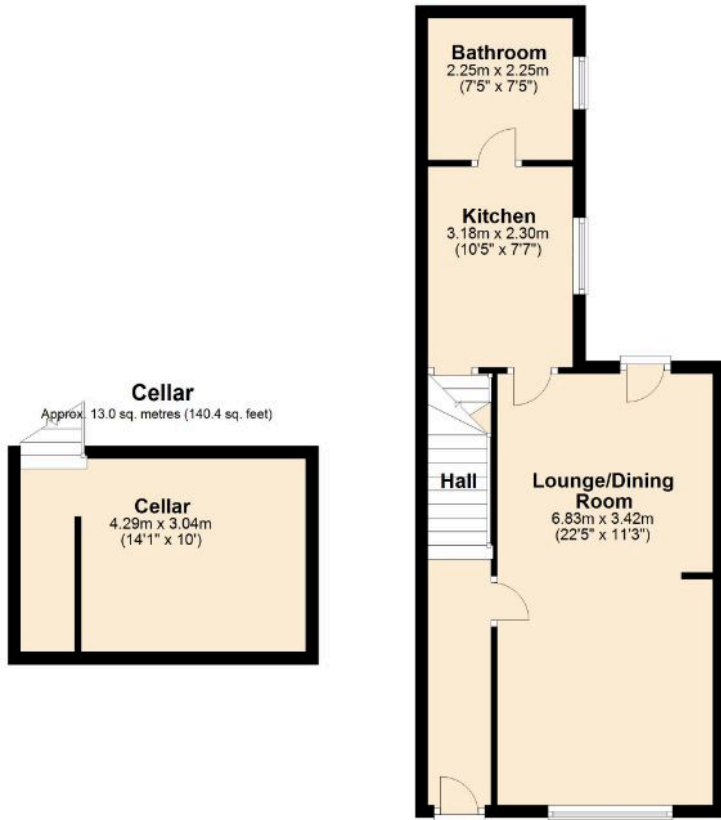


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

Approx. 43.7 sq. metres (470.5 sq. feet)



### First Floor

Approx. 38.3 sq. metres (412.1 sq. feet)



Total area: approx. 95.0 sq. metres (1023.0 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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