



22 Eastern Close, Kingsthorpe, Northampton, NN2 7AU
£325,000 Freehold

A rarely available, extended semi detached family home, situated in a cul-de-sac in the sought after Kingsthorpe location. Occupying a corner plot, the generous and versatile accommodation offers a welcoming entrance hall leading to the large lounge/dining room, kitchen/breakfast room, utility room, downstairs WC and an additional reception room to the ground floor. On the first floor you will find three well proportioned bedrooms, family shower room and a separate WC. Externally to the rear, there is a pleasant private rear garden which is mainly laid to lawn with a courtesy door to the double garage. Further benefits include double glazing throughout, gas central heating and is offered for sale with no onward chain. EPC Rating: D. Council Tax Band: C

Sought After Location | Corner Plot | Three Bedrooms | Extended | Double Garage | No Onward Chain

modern marketing · traditional values

ENTRANCE HALL

UPVC double glazed door. Carpeted. Stairs rising to first floor landing. Doors to: -

LOUNGE/DINING ROOM 3.78m x 6.02m (12'5" x 19'9") Maximum

Double glazed window to front elevation. Double glazed French doors to rear elevation. Radiator. Carpeted.

KITCHEN/BREAKFAST ROOM 3.51m x 3.00m (11'6" x 9'10")

Double glazed window to rear elevation. Door to rear garden. Fitted with a range of base and wall mounted units with worktop over incorporating sink unit with mixer tap over. Built in oven and hob with extractor fan over. Laminate flooring.

RECEPTION ROOM

Double glazed window to side elevation. Radiator. Laminate flooring. Access to kitchen.

UTILITY ROOM 2.95m x 3.00m (9'8" x 9'10") Including Downstairs WC

Double glazed window to rear elevation. Fitted with a range of base and wall mounted units with worktop surfaces over incorporating sink unit with mixer tap over. Plumbing for a washing machine.

DOWNSTAIRS WC

Low level WC. Storage cupboard. Gas fired combination boiler. Lino flooring.

FIRST FLOOR LANDING

Double glazed window to side elevation. Access to loft space via fitted loft ladder. Doors to: -

BEDROOM ONE 3.43m x 3.18m (11'3" x 10'5")

Double glazed window to front elevation. Radiator. Full length fitted wardrobes. Coving to ceiling. Carpeted.

BEDROOM TWO 3.28m x 2.72m (10'9" x 8'11") Maximum

Double glazed window to rear elevation. Radiator. Full length fitted wardrobes. Coving to ceiling. Carpeted.

BEDROOM THREE 3.00m x 2.06m (9'10" x 6'9")

Double glazed window to front elevation. Radiator. Storage cupboard. Coving to ceiling. Carpeted.

SHOWER ROOM 2.06m x 1.65m (6'9" x 5'5")

Double glazed window to rear elevation. Suite comprising wash hand basin and shower cubicle. Fully tiled. Coving to ceiling.

SEPARATE WC

Double glazed window to side elevation. Low level WC.

OUTSIDE

FRONT GARDEN

Low maintenance front and side garden which is mainly laid to lawn with well stocked borders. Enclosed by retaining wall.

REAR GARDEN

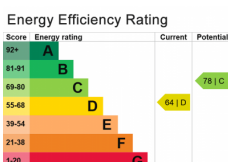
A private side and rear garden which is mainly laid to lawn. Patio area. Enclosed by timber panelled fencing. Courtesy door to double garage.

DOUBLE GARAGE

Electric roller door.

DRAFT DETAILS

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

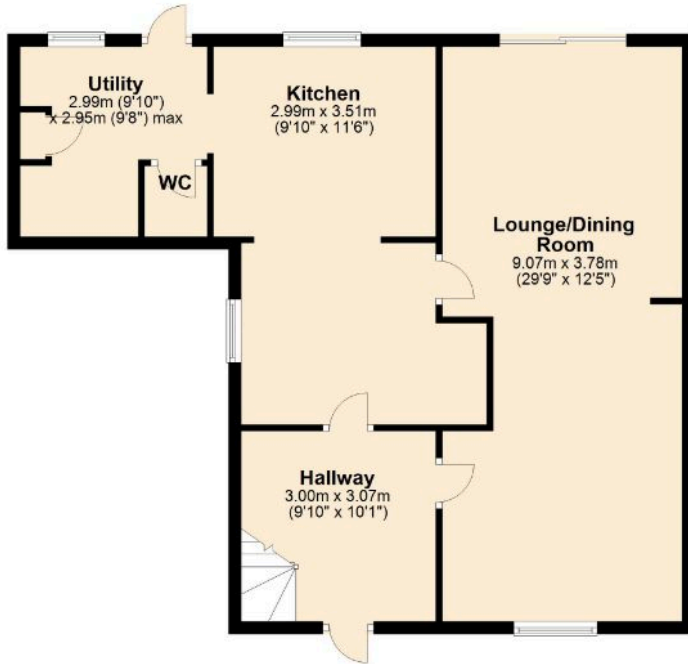


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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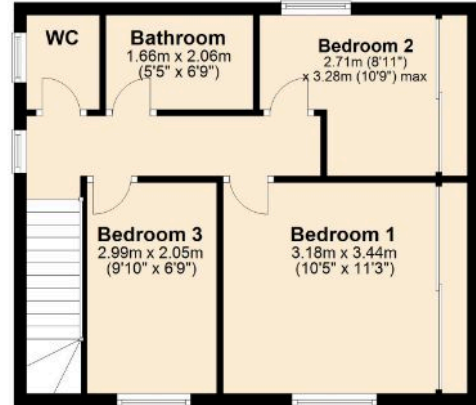
Ground Floor

Approx. 67.6 sq. metres (728.2 sq. feet)

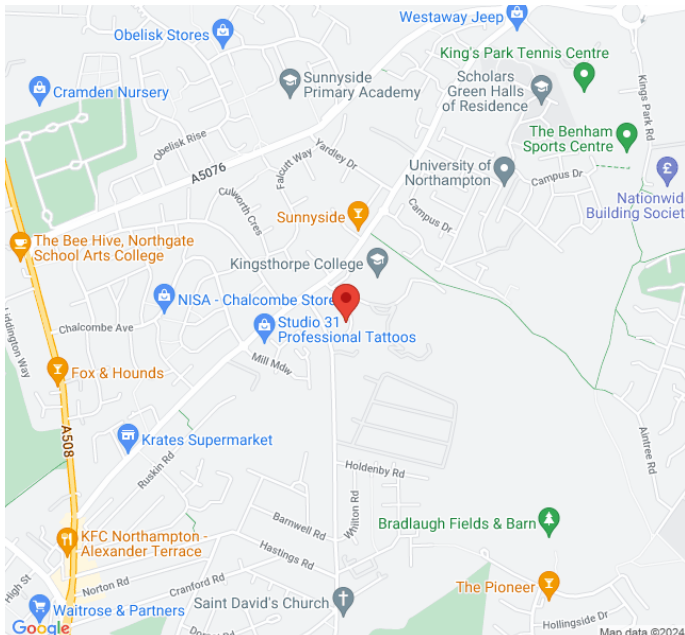


First Floor

Approx. 41.4 sq. metres (446.1 sq. feet)



Total area: approx. 109.1 sq. metres (1174.2 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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