



14 Reynard Way, Kingsthorpe, Northampton, NN2 8QX
Offers Over £300,000 Freehold

Jackson Grundy are delighted to bring to market this spacious three bedroom detached family home. The accommodation comprises entrance porch into hall, WC, dual aspect lounge, dining room and kitchen. To the first floor are three bedrooms and a shower room. To the rear is a generous sized, well maintained garden mainly laid to lawn. To the front is a pleasant garden, side access to the rear, a driveway and a single garage. The property is offered with no onward chain. Call 01604 722197 to arrange an appointment to view. EPC: TBC. Council Tax Band: D.

Spacious Detached Property | Three Bedrooms | Single Garage | Driveway | Generous Rear garden | No Onward Chain

modern marketing · traditional values

ENTRANCE PORCH

Enter via uPVC double glazed obscure door into porch.
Carpet tiles. Timber glazed door into hall.

HALL

Wood floor. Door to WC and dining room.

WC

Obscure aluminium double glazed window to rear elevation.
Lino flooring and tiled walls. Low level WC. Vanity unit with white sink over. Storage heater.

DINING ROOM 4.09m x 3.61m (13'5 x 11'10)

Wood floor. Stairs rising to first floor. Aluminium double glazed sliding doors to rear garden. Door to kitchen and lounge. Storage heater.

KITCHEN 3.00m x 3.61m (9'10 x 11'10)

Base level and wall mounted wood effect shaker units with roll tops surfaces over. One and a half bowl stainless steel sink and drainer with mixer tap over. Five ring gas hob with extractor over. Integrated 'Hoover' double oven. Space for washing machine. integrated dishwasher. Storage cupboard and warm air unit. Lino tiled floor. Aluminium double glazed window to rear elevation and obscure aluminium door to side elevation. Door to lounge.

LOUNGE 7.29m x 3.40m (23'11 x 11'2)

Carpeted. Two uPVC double glazed windows to side elevation. Feature exposed brick gas fireplace.

FIRST FLOOR LANDING

BEDROOM ONE 3.91m x 3.40m (12'10 x 11'2)

Aluminium double glazed window to side elevation. Carpeted. Cupboard. Heater.

BEDROOM TWO 4.01m x 2.62m (13'2 x 8'7)

Carpeted. Two storage cupboards. heater and two Aluminium double glazed windows to side and front elevation.

BEDROOM THREE 3.40m x 2.13m (11'2 x 7'0)

Carpeted. uPVC double glazed window to side elevation. Heater.

SHOWER ROOM 1.70m x 2.39m (5'7 x 7'10)

Wet-room flooring. Tiled walls. Aluminium double glazed obscure window to rear elevation. Pedestal wash hand basin. Low level flush WC and extractor.

OUTSIDE

FRONT GARDEN

Generous lawn area with established shrubs and trees. Drive and garage.

REAR GARDEN

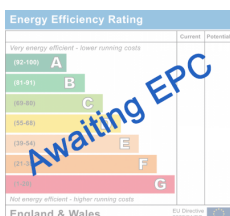
Well maintained fully enclosed by fencing garden. Patio areas. Established shrubs and trees with path outlining large lawn area.

GARAGE

Brick garage with light and power. Up and over door. Timber single glazed window to rear elevation and pedestrian door.

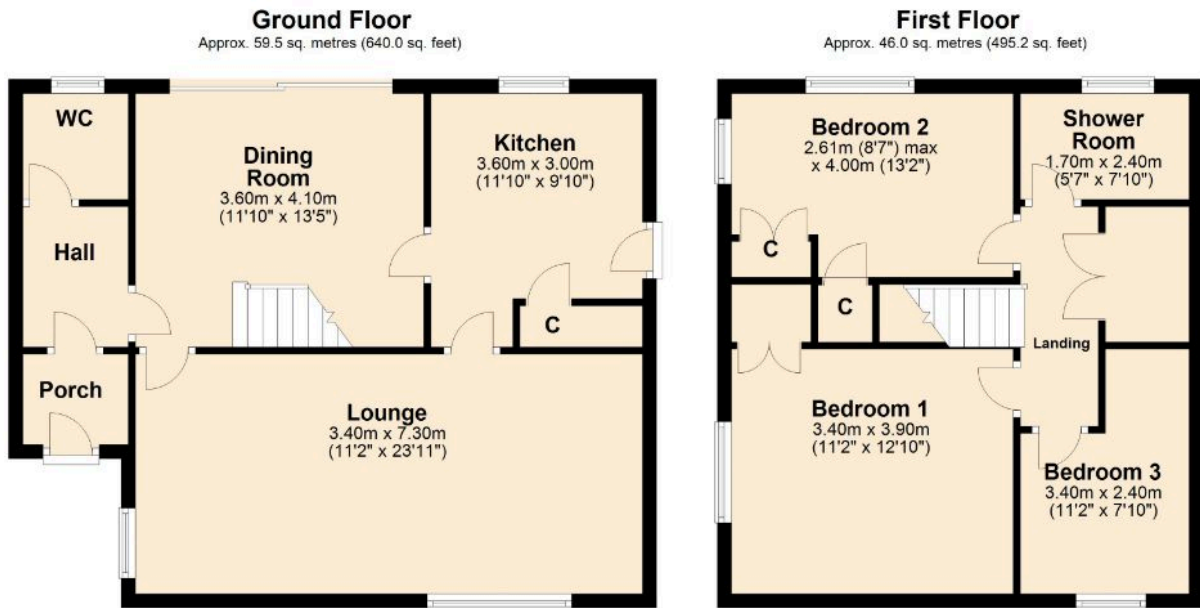
DRAFT DETAILS

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

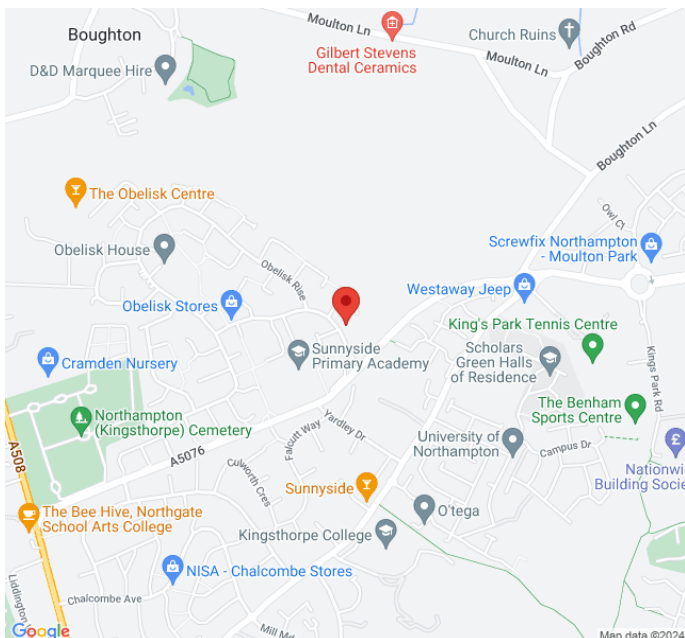


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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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Total area: approx. 105.5 sq. metres (1135.2 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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