

8 Rookery Lane, Kingsthorpe, Northampton, NN2 8BQ
£245,000 Freehold

A versatile and spacious three bedroom semi house situated in the sought after Spring Park location of Kingsthorpe, on a generous corner plot benefitting from garage and driveway. The accommodation briefly comprises of welcoming entrance porch leading to the extended lounge/dining room, kitchen/breakfast room, cloakroom and two well-proportioned bedrooms. To the first floor you will find a generous principle bedroom and family bathroom. Externally you will find a large paved, private frontage, and to the rear a low maintenance rear garden leading to the single garage and driveway. Further benefits including double glazing, gas central heating and ample storage. Call 01604 722197 to arrange an appointment to view. EPC Rating: D. Council Tax Band: C

Three Bedrooms | Semi Detached | Driveway & Garage | Upstairs Bathroom | Downstairs Cloakroom | Sought After Location

modern marketing · traditional values

PORCH

Windows to front and side elevations. Opening to entrance hall and door to WC.

WC

Window to lean to. Low level WC.

HALLWAY

Radiator. Staircase rising to first floor landing.
Doors to:

KITCHEN

Double glazed door and window to rear elevation. A range of wall and base units. Sink and drainer with mixer tap. Space for white goods. Tiled flooring. Serving hatch to dining room. Door to lean to.

LEAN TO 4.29m x 1.98m (14'1 x 6'6)

Doors to front and rear elevations. Mainly brick built. Corrugated roof.

LOUNGE/DINING ROOM 7.14m x 3.51m (23'5 x 11'6) Max

Double glazed patio doors to rear garden. Radiator. Feature gas fireplace with marble effect surround. Archway leading to dining area.

BEDROOM TWO 3.56m x 3.05m (11'8 x 10'0)

uPVC double glazed bay window to front elevation. Radiator. Fitted wardrobes.

BEDROOM THREE 2.90m x 2.64m (9'6 x 8'8)

Double glazed windows to front and side elevations. Radiator. Fitted cupboard.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 4.93m x 2.74m (16'2 x 9'0)

Double glazed window to front elevation. Radiator. Door and access into eaves storage.

BATHROOM 2.01m x 2.11m (6'7 x 6'11)

Obscure double glazed window to side elevation. Radiator. A white three piece suite comprising panelled bath with shower over, low level WC and pedestal wash hand basin. Tiled walls. Tiled floor. Access to loft space.

OUTSIDE

FRONT GARDEN

Large block paved area with potential to create off road parking (subject to planning permission). Conifer trees lining the boundary.

REAR GARDEN

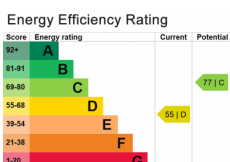
Private rear garden. Mainly laid to lawn. Enclosed by timber fencing and garage.

GARAGE

Up and over door.

DRAFT DETAILS

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

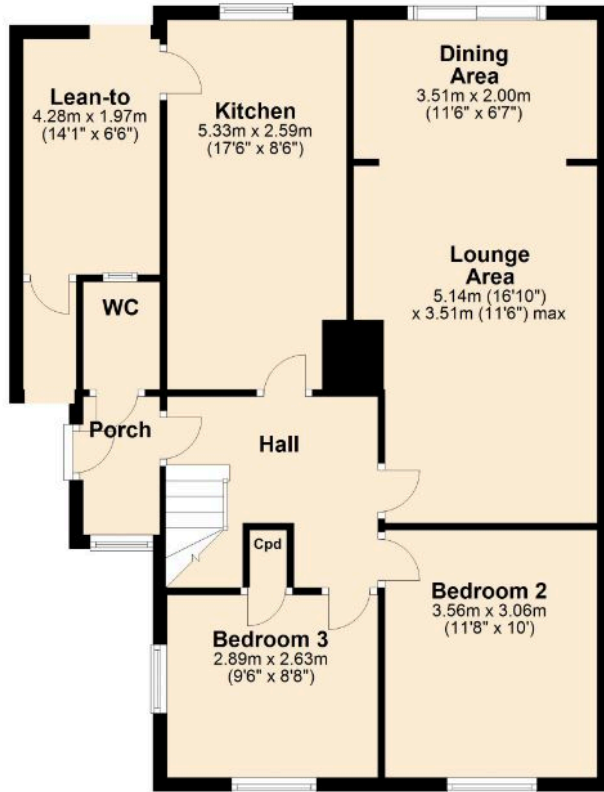


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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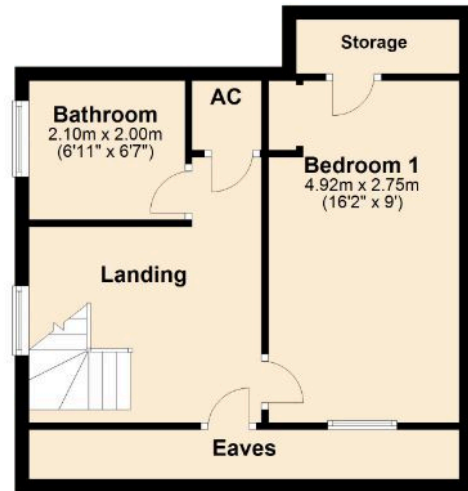
Ground Floor

Approx. 81.9 sq. metres (881.9 sq. feet)

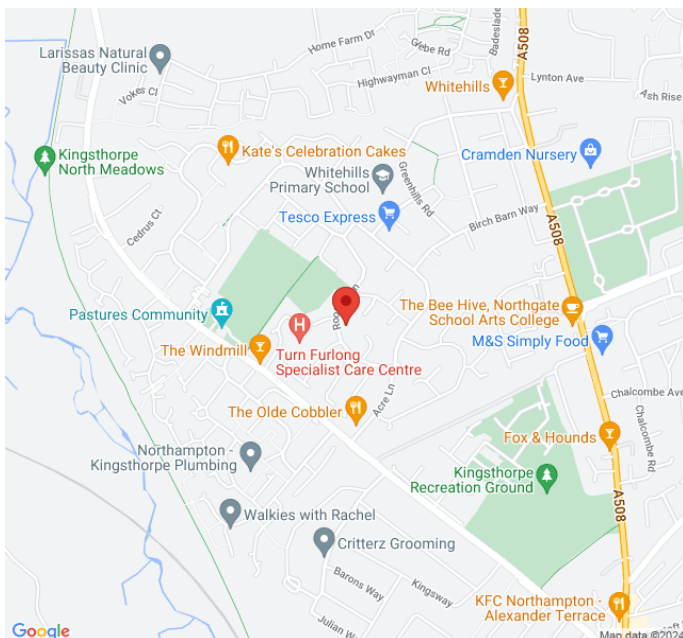


First Floor

Approx. 37.3 sq. metres (401.7 sq. feet)



Total area: approx. 119.3 sq. metres (1283.6 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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