



184 Kingsthorpe Grove, Kingsthorpe, Northampton, NN2 6PD
£294,000 Freehold

DRIVEWAY TO THE REAR. A charming, beautifully presented, three bedroom terraced family home in the ever popular Kingsthorpe Grove with a full renovation, this property comprises a perfect balance of modern living and traditional values. To the ground floor is the lounge, dining room, kitchen and WC. The first floor comprises three bedrooms and a stunning family bathroom. Outside benefits from off road parking to the rear, the rear garden is enclosed with panelled fencing and has been expertly landscaped boasting a large patio area, generous lawn whilst being well stocked with shrubs and plants along the borders. EPC Rating: C. Council Tax Band: B

Modern Throughout | Driveway To The Rear | Sought After Location | Log Burner In Lounge | Three Bedroom Terrace | Landscaped Rear Garden

modern marketing · traditional values

ENTRANCE PORCH

Double entrance doors. Character floor. Quarter height panelling.

HALLWAY

Radiator. Original door. Stairs to first floor landing with half height panelling. New character flooring. Panelling to half height.

LOUNGE 3.74m x 4.54m (12'3 x 14'11)

uPVC double glazed bay window to front elevation. Made to measure shutters. Radiator. Wood burner. Picture rails.

DINING ROOM 3.71m x 3.36m (12'2 x 11'0)

uPVC double glazed bay window to rear elevation. Radiator. Picture rails.

KITCHEN 1.71m x 3.65m (5'7 x 12'0)

Range of base and wall level units with roll top work surface over. Integrated appliances including gas hob, oven and stainless steel extractor hood over. Radiator. Stainless steel one and a half bowl sink and drainer unit with mixer tap over. Tiled splash back areas. Door to under stairs cupboard. Space and plumbing for washing machine, dishwasher and fridge/freezer. Herringbone style flooring. uPVC double glazed door to garden. Door to WC.

WC

Modern with a pinch of character. uPVC double glazed window to garden. High level WC. Half height panelling.

FIRST FLOOR LANDING

Boiler cupboard. Radiator. Half height panelling.

BEDROOM ONE 3.75m x 3.11m (12'4 x 10'2)

uPVC double glazed window to front elevation. Made to measure shutters. Picture rails.

BEDROOM TWO 2.70m x 3.36m (8'10 x 11'0)

uPVC double glazed window to rear elevation. Radiator. Picture rails. Cupboards.

BEDROOM THREE 2.03m x 3.92m (6'8 x 12'10)

uPVC double glazed window to front elevation. Made to measure shutters.

BATHROOM 1.78m x 1.76m (5'10 x 5'9)

uPVC double glazed window to rear elevation. Beautifully modernised with traditional values. Three piece suite including panelled bath, pedestal wash hand basin and low level WC. Tiled walls. Radiator. Made to measure blinds.

OUTSIDE

FRONT GARDEN

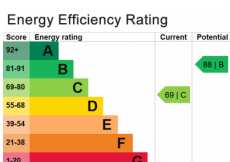
Gravelled front garden. Gate giving access to path to front door. Low level wall and railings enclose the garden with bedding area to centre.

REAR GARDEN

Beautifully landscaped. Large patio area. Bordered by a stunning range of shrubs and plants. Shed. Rear access. Enclosed by timber panelled fencing.

DRAFT DETAILS

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

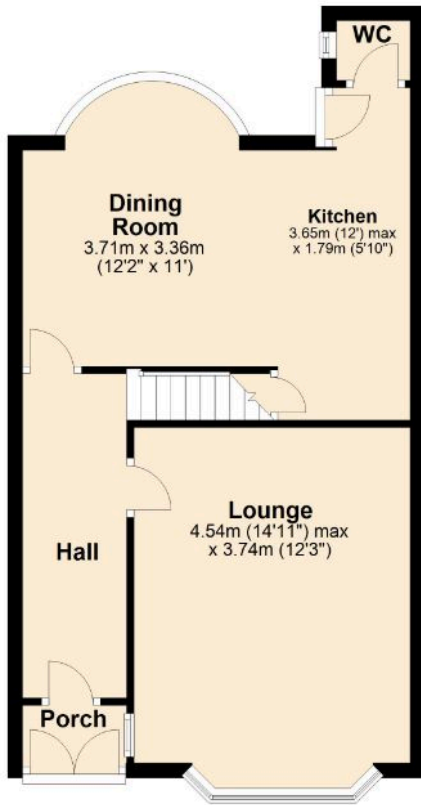


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

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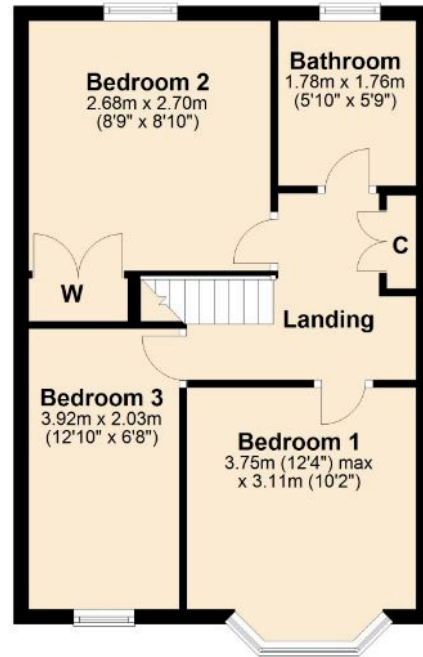
Ground Floor

Approx. 46.1 sq. metres (496.4 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



Total area: approx. 85.9 sq. metres (925.1 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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