



2 Barley Lane, Kingsthorpe, Northampton, NN2 8AT
£230,000 Freehold

Jackson Grundy are delighted to bring to the market this three bedroom end of terrace property situated within the sought after area of Barley Lane, Kingsthorpe. Benefitting from a single garage in a block, UPVC double glazing throughout and no onward chain. The ground floor accommodation comprises entrance porch into entrance hall, lounge dining room and kitchen with door into the garden. To the first floor there are three bedrooms and a shower room. To the rear of the property is a well maintained fully enclosed garden with rear access leading to the side of the property. To the front is a pleasant garden leading to the front of the property. There is also a single garage located in a block nearby. No Onward Chain. Call 01604 722192 to arrange an appointment to view. EPC Rating:D. Council Tax Band: B

Three Bedrooms | End Terrace | Rear Access | Garage In Block | Sought After Location | No Chain

modern marketing · traditional values

PORCH

uPVC double glazed windows to both sides and sliding door with letter box. uPVC double glazed door with side panels to:

HALL

Staircase rising to first floor landing. Understairs cupboard. Doors to lounge and kitchen. Radiator. Single glazed window to lounge.

LOUNGE/DINING ROOM 6.53m x 3.66m (21'5 x 12'0) Max

uPVC double glazed bay window to front elevation. Radiator. Electric fireplace with decorative surround. Leading to dining room – Radiator. Serving hatch. uPVC double glazed doors to garden.

KITCHEN 2.77m x 2.95m (9'1 x 9'8)

uPVC double glazed window to rear elevation. uPVC double glazed obscure door to rear garden. Wall and base units with roll top work surfaces. Integrated Stoves double oven with four ring gas hob and extractor. Tiling to splash back areas. Space for tumble dryer/washing machine and fridge/freezer. One and a half bowl Porcelain sink and drainer with mixer tap.

FIRST FLOOR LANDING

Loft access. Doors to:

BEDROOM ONE 3.66m x 2.69m (12'0 x 8'10)

uPVC double glazed window to front elevation. Radiator. Exposed floorboards. Fitted wardrobe and storage.

BEDROOM TWO 3.05m x 3.40m (10'0 x 11'2)

uPVC double glazed window to rear elevation. Sliding mirrored wardrobes.

BEDROOM THREE 2.26m x 2.64m (7'5 x 8'8)

uPVC double glazed window to front elevation. Radiator. Storage cupboard.

WET ROOM 1.93m x 1.93m (6'4 x 6'4)

uPVC double glazed obscure window to rear elevation. Suite comprising sink and WC with storage, vanity top and sink and wall mounted electric shower. Tiling around shower and half tiled walls. Radiator.

OUTSIDE

FRONT GARDEN

Pebbled tiered beds with block paved steps to front door with hand rail.

GARAGE

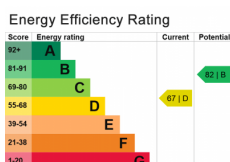
Situated in a block with up and over door.

REAR GARDEN

Patio area. Gravel area. Steps down to gate leading to rear access bin store area and shed.

DRAFT DETAILS

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

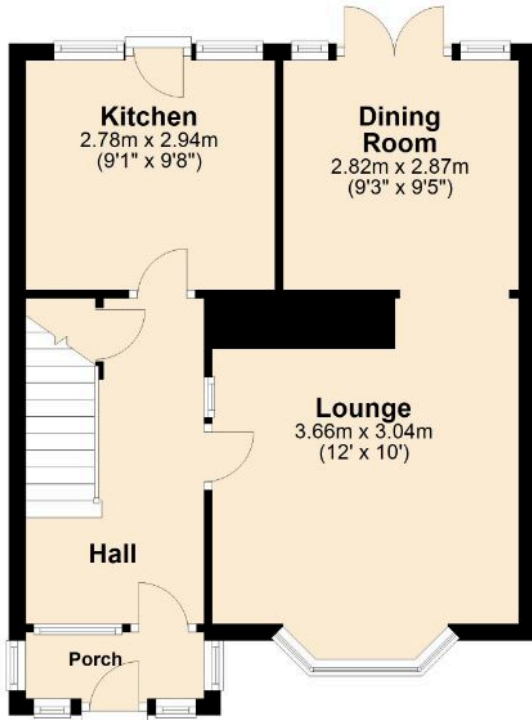


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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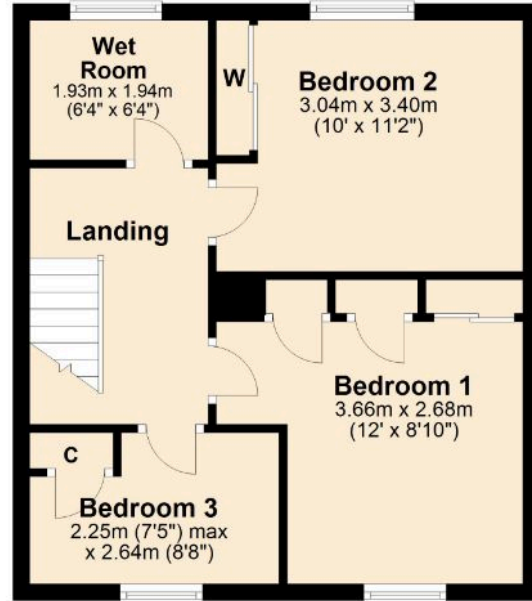
Ground Floor

Approx. 42.7 sq. metres (459.6 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.4 sq. feet)



Total area: approx. 82.7 sq. metres (890.0 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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