



45 Kingsway, Kingsthorpe, Northampton, NN2 8HD
Offers Over £335,000 Freehold

Jackson Grundy are delighted to market this thoughtfully extended and well-presented semi-detached property in the sought after Kingsthorpe location. The accommodation briefly comprises of a welcoming entrance porch, lounge / dining room, extended kitchen, and downstairs W.C to the ground floor. On the first floor you will find three well-proportioned double bedrooms and the family bathroom. Externally to the front, off road parking, and a well maintained front garden, and to the rear a generous, private south westerly facing rear garden, with workshop. Further benefits include double glazing throughout and double glazing. EPC: D. Council Tax: C.

Extended Semi-Detached | Three Double Bedrooms | Formerly Four Bedrooms | Refitted Kitchen | Utility area and Cloakroom | Garage and Off Road Parking

modern marketing · traditional values

ENTRANCE

Laminate flooring. Wall mounted radiator. Stairs rising to the first floor. Access to kitchen and lounge / dining room.

LOUNGE/DINING ROOM 8.08m x 3.71m (26'6 x 12'2)

Double glazed bay fronted window to the front elevation. Patio doors to rear elevation, opening on the rear garden. Open fireplace. Two radiators. Laminate flooring.

KITCHEN 2.24m x 2.01m (7'4 x 6'7)

Double glazed window to rear elevation. A range of soft close wall and base units recently installed. Fitted cooking appliances. Lino flooring. Integrated fridge / freezer. Courtesy door leading in to the single garage.

UTILITY AREA

Plumbing for white goods.

WC

Low level WC and wash hand basin.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM ONE 3.96m x 5.59m (13'0 x 18'4)

Double glazed bay fronted window to the front elevation. Double glazed window to the front elevation. Radiator. Fitted cupboard.

BEDROOM TWO 5.23m x 2.29m (17'2 x 7'6)

Double glazed windows to the front and rear elevations. Radiator. Electric heater.

BEDROOM THREE 3.20m x 3.48m (10'6 x 11'5)

Double glazed window to the rear elevation. Radiator. Fitted cupboard.

BATHROOM 1.88m x 1.98m (6'2 x 6'6)

Obscure double glazed window to rear elevation. Three piece white bathroom suite to include bath with overhead shower and fixed shower screen, pedestal wash hand basin and low level WC. Fully tiled.

OUTSIDE

FRONT GARDEN

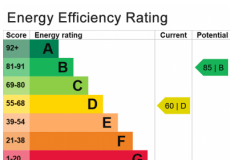
The property offers off road parking leading to the single garage. Private lawned well-kept front garden.

REAR GARDEN

A generous, private, south westerly facing rear garden. Mainly laid to lawn. Enclosed by timber fencing. Tool storage/workshop with power and lighting and additional shed.

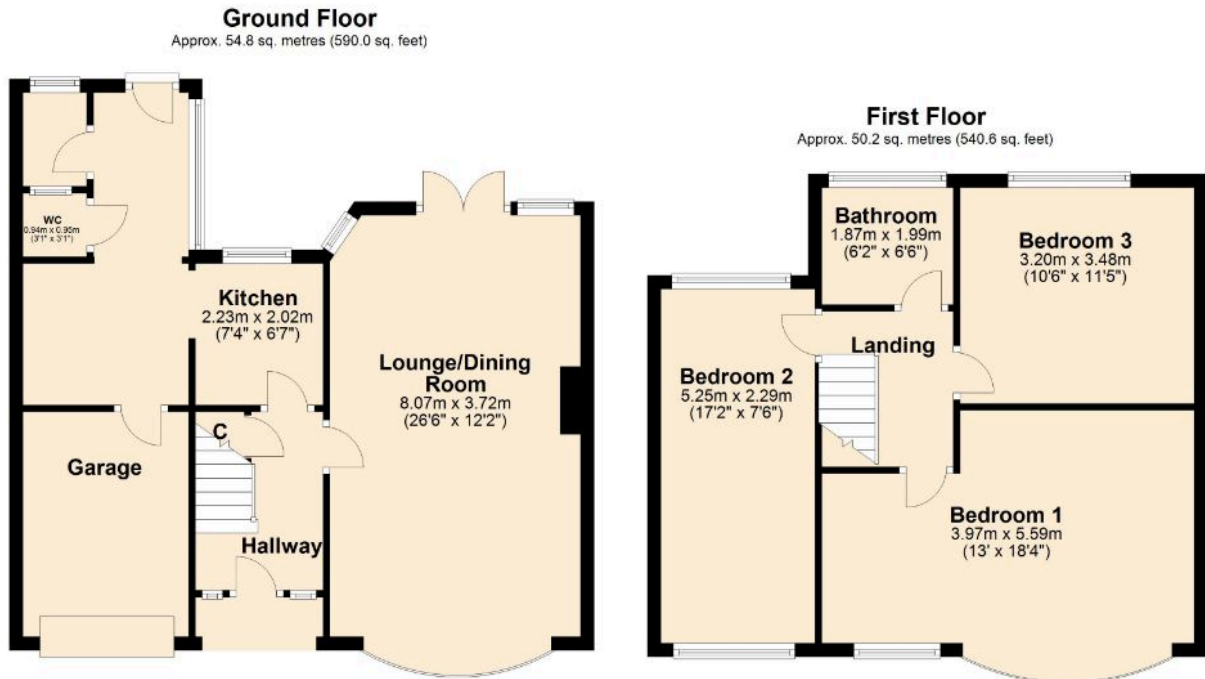
DRAFT DETAILS

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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Total area: approx. 105.0 sq. metres (1130.6 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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