



12 North Western Avenue, Kingsthorpe, Northampton, NN2 8HJ
Guide Price £350,000 Freehold

A rarely available and generously proportioned detached bungalow situated in the sought after Kingsthorpe location, close to local amenities. The spacious accommodation briefly comprises welcoming entrance hall, a bright and airy lounge, two double bedrooms, family shower room, kitchen / breakfast room, leading to the inner hallway, storage and conservatory. Further benefits include double-glazing, ample storage and no onward chain. For more information, and to book your viewing please call Jackson Grundy Kingsthorpe on 01604 722197. EPC Rating: D. Council Tax Band: C

Detached | Sought After Location | Garage | Two Bedrooms | Conservatory | No Onward Chain

modern marketing · traditional values

PORCH

Entrance door. Door to:

HALLWAY

Radiator. Laminate flooring. Doors to:

LOUNGE 5.44m x 3.76m (17'10 x 12'4)

Double glazed bay window to front elevation. Two double glazed windows to side elevation. Two radiators. Smoke alarm. Coving. Marble effect fire surround.

KITCHEN/BREAKFAST ROOM 3.76m x 3.15m (12'4 x 10'4)

Double glazed window to rear elevation. A range of wall and base units. Integrated cooking appliances. Stainless steel sink. Radiator. Laminate flooring.

BEDROOM ONE 3.71m x 3.78m (12'2 x 12'5)

Double glazed window to front elevation. Radiator. Fitted wardrobe.

BEDROOM TWO 3.78m x 3.78m (12'5 x 12'5)

Double glazed window to rear elevation. Radiator. Fitted wardrobe with sliding doors. Coving.

BATHROOM 2.49m x 2.62m (8'2 x 8'7)

Two obscure double glazed windows to rear elevation. Heated towel rail. Suite comprising shower cubicle, wash hand basin and low level WC. Tiling to splash back areas.

CONSERVATORY 2.90m x 3.56m (9'6 x 11'8)

Partially brick built construction. Double glazed windows to all sides. Fitted fan.

STORAGE CUPBOARD

Lighting. Tiled floor.

STORAGE CUPBOARD

Lighting. Electric socket. Tiled floor.

OUTSIDE

FRONT GARDEN

A low maintenance frontage, enclosed by retaining wall. Off road parking for one car leading to garage.

GARAGE 4.85m x 2.57m (15'11 x 8'5)

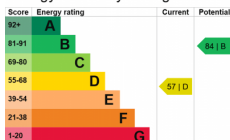
REAR/SIDE GARDENS

Low maintenance, private rear garden. Gravel and patio areas. Enclosed by timber fence. Wooden shed. Greenhouse.

DRAFT DETAILS

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

Energy Efficiency Rating

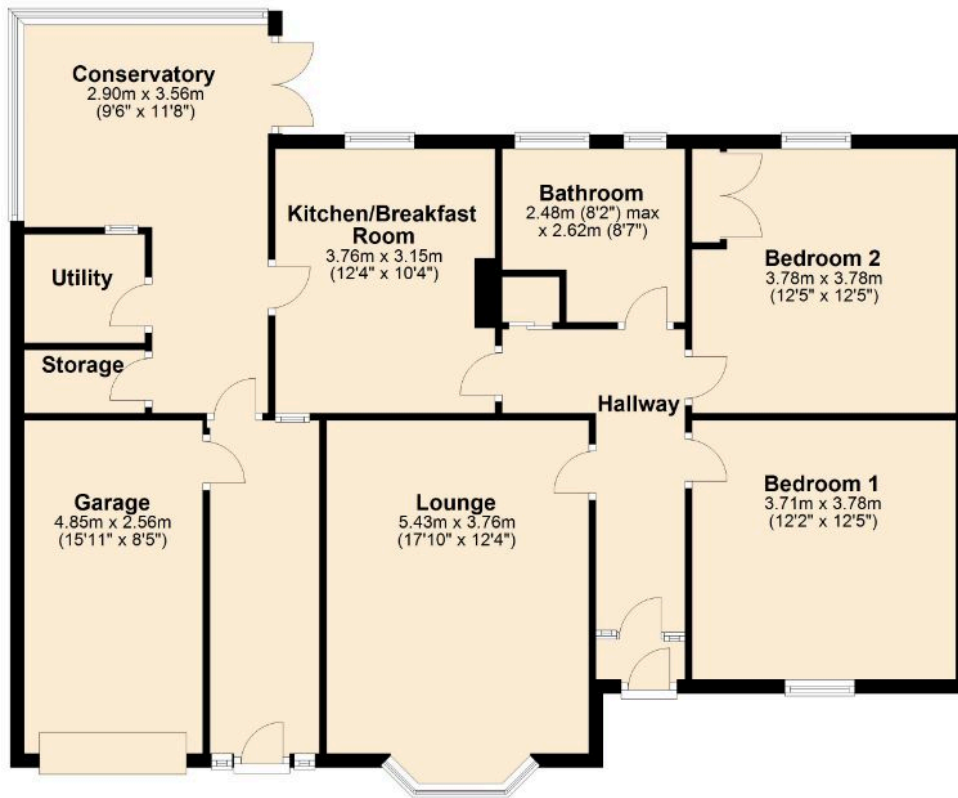


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

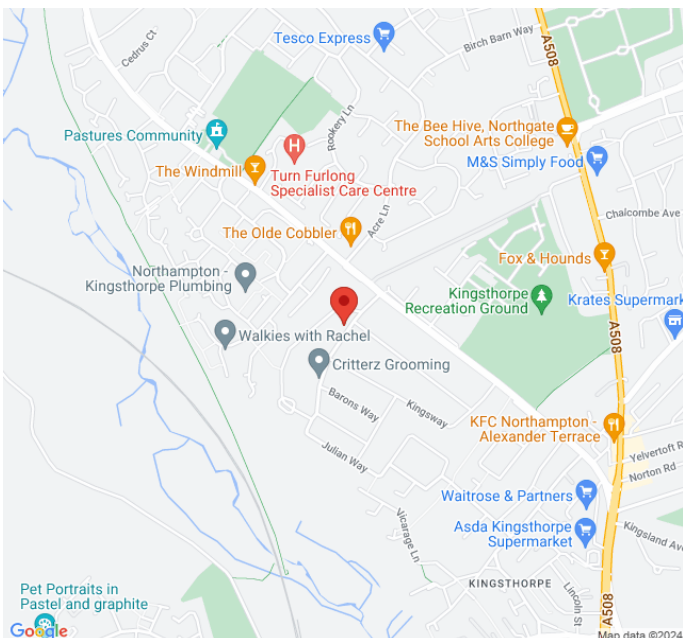
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Ground Floor

Approx. 119.1 sq. metres (1281.7 sq. feet)



Total area: approx. 119.1 sq. metres (1281.7 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 Harborborough 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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