



780 Obelisk Rise, Kingsthorpe, Northampton, NN2 8TP
£320,000 Freehold

Immaculately presented throughout and situated on a corner plot is this three bedroom detached property within the Obelisk Rise area within close proximity to local amenities, schools and bus routes. The ground floor accommodation comprises extended entrance area, lounge, kitchen/dining room and extended utility. To the first floor there are three bedrooms and a refitted shower room. To the rear of the property is a fully enclosed garden comprising patio area and gravel area, leading to a wide gated side access. To the front of the property is a high quality driveway with access to the single garage and side access. Call 01604 722197 to arrange an appointment to view. Please note, viewing is strictly by appointment only. EPC Rating: TBC. Council Tax Band: C

Three Bedroom Detached | Beautiful Location | Large Driveway & Side Access | Extended Porch & Study | Refitted Kitchen & Shower Room | Garage

modern marketing · traditional values

ENTRANCE HALL

Composite entrance door. uPVC double glazed windows to front elevation and uPVC double glazed window to side elevation. Storage. Radiator Wood effect flooring. Staircase rising to first floor landing. Door to:

LOUNGE 4.60m x 3.71m (15'1 x 12'2)

uPVC double glazed bay window to front elevation. Radiator. Feature fireplace. Wood effect flooring.

KITCHEN/DINING ROOM 3.20m x 4.60m (10'6 x 15'1)

uPVC double glazed window and double doors to rear elevation. Wall and base units with roll top work surfaces over. Integrated oven with hob and extractor. Tiling to splash back areas. Porcelain sink and drainer with mixer tap. Space for dishwasher, washing machine and integrated fridge. Understairs cupboard. Door to lounge and door to:

UTILITY ROOM 3.10m x 2.41m (10'2 x 7'11)

uPVC double glazed window and door to garden. Wall mounted boiler. Wood effect flooring. Radiator. Door to garage.

FIRST FLOOR LANDING

Access to loft space. Airing cupboard. Doors to:

BEDROOM ONE 4.60m x 2.59m (15'1 x 8'6)

uPVC double glazed window to front elevation. Radiator.

BEDROOM TWO 3.30m x 2.59m (10'10 x 8'6)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 3.00m x 2.01m (9'10 x 6'7)

uPVC double glazed window to front elevation. Radiator.

SHOWER ROOM 2.31m x 1.91m (7'7 x 6'3)

uPVC double glazed obscure window to rear elevation. Black heated towel rail. Suite comprising black shower cubicle with rainfall and body shower, wash hand basin set in vanity unit and low level WC. Spotlights. Extractor. Tiled walls and floor.

OUTSIDE

FRONT GARDEN

Driveway. Side access. Access to garage.

GARAGE

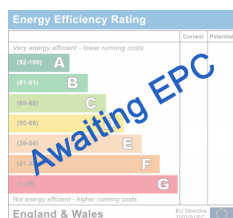
Up and over door. Power and light connected.

REAR GARDEN

Fully enclosed. Slabbed patio with gravel area and wide gated side access.

DRAFT DETAILS

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

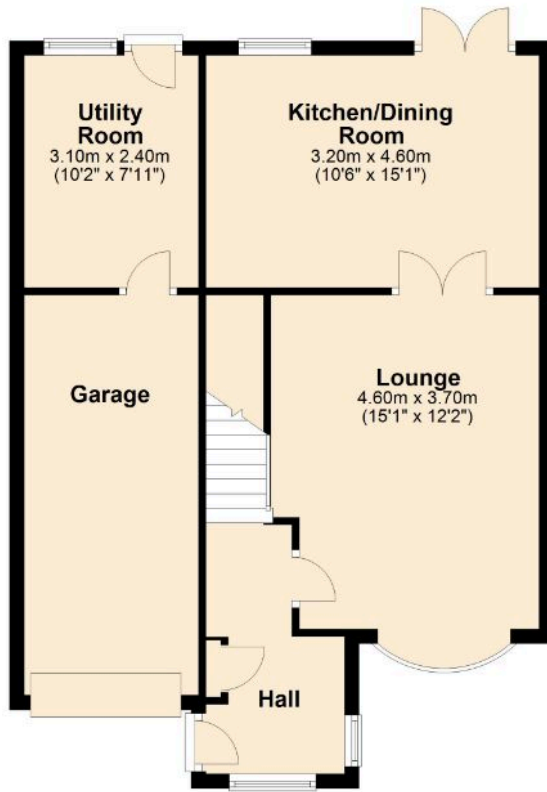


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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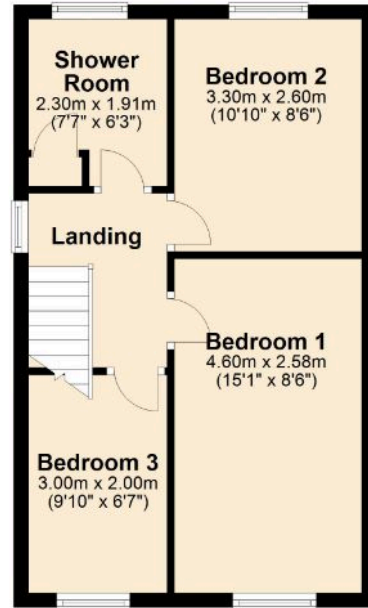
Ground Floor

Approx. 62.2 sq. metres (669.7 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.0 sq. feet)



Total area: approx. 99.1 sq. metres (1066.7 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 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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