JACKSON GRUNDY ESTATE AGENTS
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782 Obelisk Rise, Kingsthorpe, Northampton, NN2 8TP
£320,000 Freehold

A very well maintained and updated three bedroom detached three bedroom property situated within Obelisk Rise, benefitting from UPVC double glazing throughout, garage and rear extension adding a utility room/office. To the ground floor the accommodation comprises entrance hall, lounge, kitchen/dining room opening out onto the garden and utility/office. To the first floor there are three bedrooms and a refitted shower room. To the rear there is a fully enclosed garden with patio area and gravel area leading to the side access. To the front of the property there is a well maintained driveway and access to the single garage. Call 01604 722197 to arrange an appointment to view. Please note, viewing is strictly by appointment only. EPC Rating: D. Council Tax Band: C

Detached | Garage | Sought After Location | Well Presented Throughout | Private Rear Garden | Kitchen/Dining Room

NAEA National Association of Estate Agents
The Property Ombudsman SALES

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ
Company Registration No: 3636152

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ENTRANCE HALL
Composite entrance door. Radiator. Wood effect flooring. Staircase rising to first floor landing. Door to lounge.

HALL

LOUNGE 4.60m x 3.71m (15'1 x 12'2)
uPVC double glazed bay window to front elevation. Radiator. Wood effect flooring. Coving. Door to:

KITCHEN/DINING ROOM 3.20m x 4.60m (10'6 x 15'1)
uPVC double glazed window and double doors to rear elevation. Radiator. Wall and base units with white square edge work surfaces. Integrated Zanussi oven with hob and extractor. One and a half bowl sink and drainer. Tiling to splash back areas. Wood effect flooring. Understairs cupboard. Integrated dishwasher. Door to:

OFFICE/UTILTY 3.30m x 2.41m (10'10 x 7'11)
uPVC double glazed window to rear elevation. uPVC door to garden. Coving. Door to garage.

FIRST FLOOR LANDING
uPVC double glazed window to side elevation. Access to loft space. Cupboard housing boiler.

BEDROOM ONE 4.60m x 2.62m (15'1 x 8'7)
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 3.71m x 1.98m (12'2 x 6'6)
uPVC double glazed window to front elevation. Radiator.

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

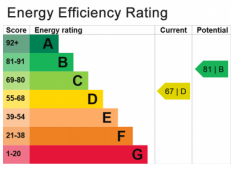
OUTSIDE

FRONT GARDEN
Storage cupboard. Block paved driveway with gravel area.

GARAGE
Up and over door. Power and light.

REAR GARDEN
Fully enclosed. Slabbed patio. Gravel area. 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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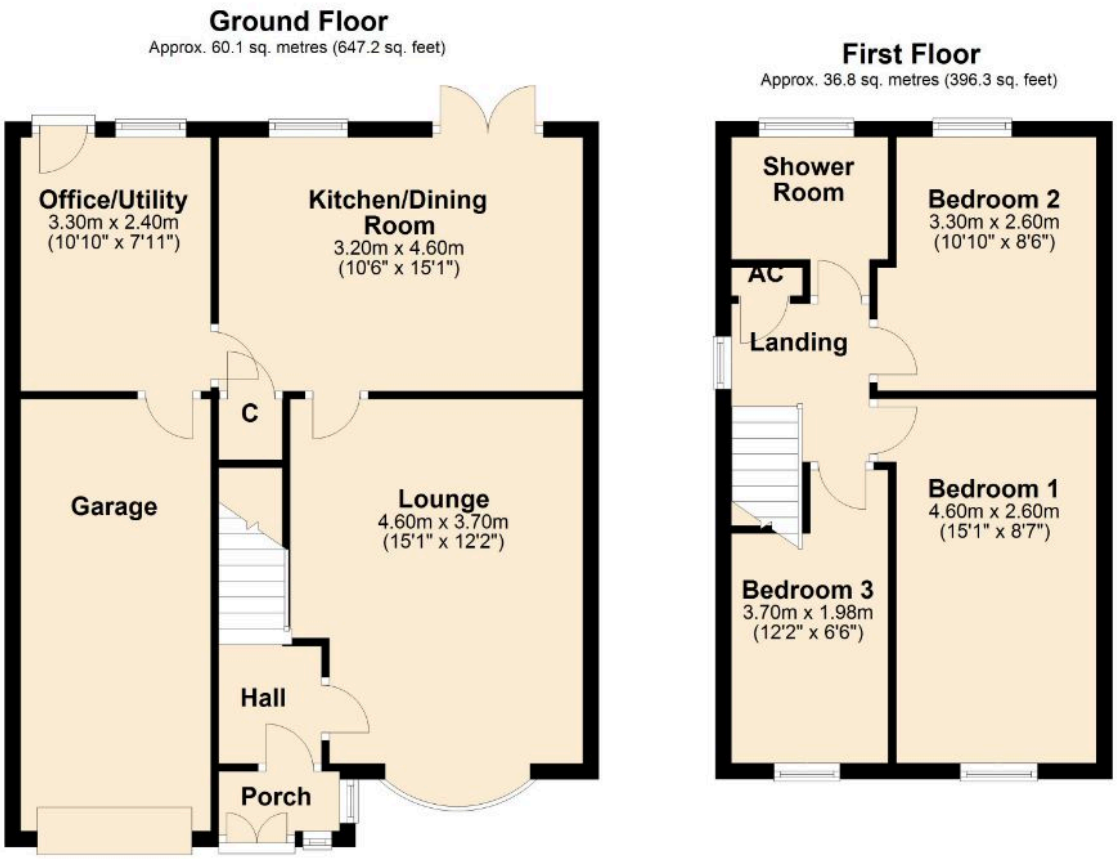

Total area: approx. 96.9 sq. metres (1043.5 sq. feet)

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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