



727 Obelisk Rise, Kingsthorpe, Northampton, NN2 8TG
£295,000 Freehold

A very well presented three bedroom semi detached property situated within the popular Obelisk Rise area. The accommodation comprises entrance hall, lounge, refitted kitchen/dining room, extended utility room and to the first floor are three bedrooms and a refitted shower room. To the rear is a pleasant garden with patio area, gravelled area and side access. To the front is a driveway and access to a single garage. Please call 01604 722197 to arrange an appointment to view. Please note, viewing is strictly by appointment only. EPC Rating: TBC. Council Tax Band: C

Sought After Location | Newly Fitted Kitchen | Three Bedrooms | Extended | Garage | Modern Shower Room

modern marketing · traditional values

ENTRANCE HALL

Part obscure glazed composite entrance door.
Wood effect flooring. Radiator. Staircase rising to first floor landing. Door to:

LOUNGE 4.60m x 3.61m (15'1 x 11'10)

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. White gloss wall and base units with marble effect work surfaces over. Breakfast bar. Integrated Lamona oven, hob and extractor. Sink and drainer. Cupboard. Wood effect flooring.

UTILITY ROOM 2.82m x 2.57m (9'3 x 8'5)

uPVC double glazed window and door to rear elevation. Radiator. Wood effect flooring. Door to garage.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation.
Cupboard housing boiler. Access to loft space.
Exposed floorboards.

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

uPVC double glazed window to front elevation.
Radiator. Exposed floorboards.

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

uPVC double glazed window to rear elevation.
Radiator. Exposed floorboards.

BEDROOM THREE 2.90m x 2.01m (9'6 x 6'7)

uPVC double glazed window to front elevation.
Radiator. Exposed floorboards.

SHOWER ROOM

Obscure uPVC double glazed window to rear elevation. Suite comprising low level WC, wash hand basin in vanity unit and double shower cubicle with glass screen and rainfall shower head. Spotlights. Extractor. Heated chrome towel rail.

OUTSIDE

FRONT GARDEN

Store cupboard. Access to garage. Side access.
Paved driveway.

GARAGE

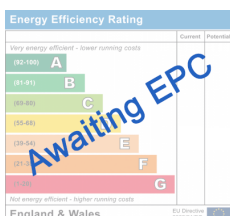
Up and over door. Power and light connected.

REAR GARDEN

Slabbed patio and gravel area.

DRAFT DETAILS

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

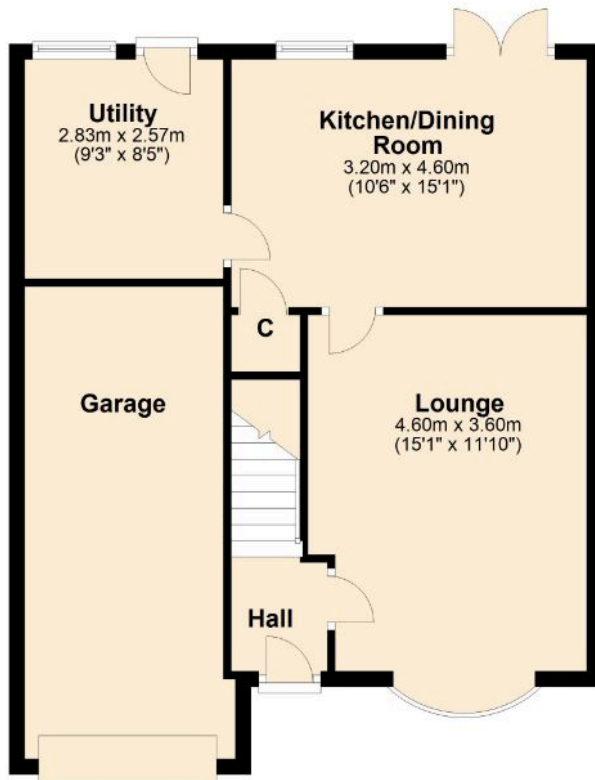


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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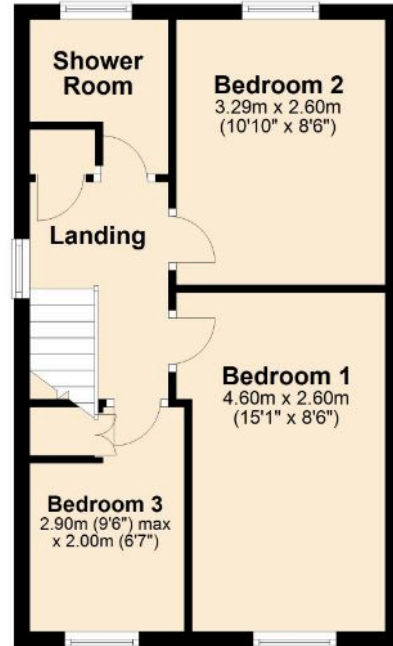
Ground Floor

Approx. 60.8 sq. metres (654.2 sq. feet)

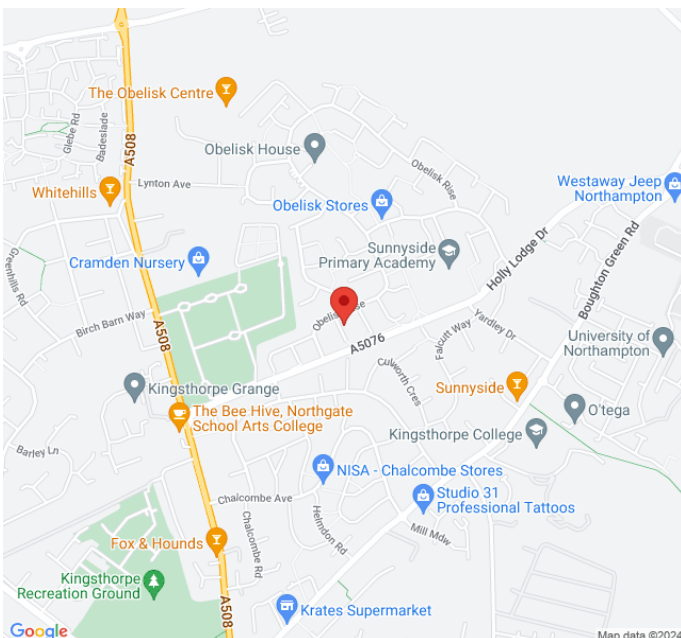


First Floor

Approx. 36.6 sq. metres (393.8 sq. feet)



Total area: approx. 97.4 sq. metres (1048.0 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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