



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

A well presented three bedroom semi-detached property situated within the sought after Obelisk Rise area within close proximity to local amenities, schools and bus routes. The internal accommodation to the ground floor comprises entrance hall, lounge and spacious kitchen/dining room. To the first floor there are three bedrooms and refitted modern shower room. To the rear is a garden with patio and gravelled area with fencing surround and access to the side access and garage. To the front of the property there is a 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: TBC. Council Tax Band: C

Sought After Location | Garage | Kitchen/Dining Room | Off Road Parking | Three Bedrooms | Generous Plot

modern marketing · traditional values

ENTRANCE HALL

Obscure semi glazed composite entrance door.
Radiator. Staircase rising to first floor landing. Solid wood floor. Door to lounge.

LOUNGE 4.50m x 3.66m (14'9 x 12'0)

uPVC double glazed bay window to front elevation.
Radiator. Solid wood floor. Door to kitchen/dining room.

KITCHEN/DINING ROOM 3.20m x 4.62m (10'6 x 15'2)

uPVC double glazed window to rear elevation.
Double doors to rear elevation. uPVC double glazed door to side elevation. Understairs cupboard. White wall and base units with wood effect work surfaces over. Porcelain sink and drainer with mixer tap. Tiling to splash back areas. Integrated oven with hob and extractor over. Space for dishwasher. Integrated fridge. Solid wood flooring.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation.
Airing cupboard. Access to loft space. Doors to:

BEDROOM ONE 4.50m x 2.49m (14'9 x 8'2)

uPVC double glazed window to front elevation.
Radiator.

BEDROOM TWO 3.20m x 2.49m (10'6 x 8'2)

uPVC double glazed window to rear elevation.
Radiator.

BEDROOM THREE 2.95m x 2.13m (9'8 x 7'0)

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

SHOWER ROOM

uPVC double glazed frosted window to rear elevation. Heated white towel rail. Suite comprising sink in vanity unit, low level WC and double shower with glass screen, rainfall head and body shower. Tiled walls and floor. Spotlights. Extractor.

OUTSIDE

FRONT GARDEN

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

GARAGE

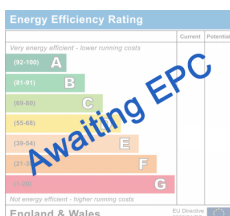
Up and over door. Pedestrian door. Radiator.
Boiler (installed 2023).

REAR GARDEN

Enclosed by fencing. Slabbed patio and gravel area. Gated side access.

DRAFT DETAILS

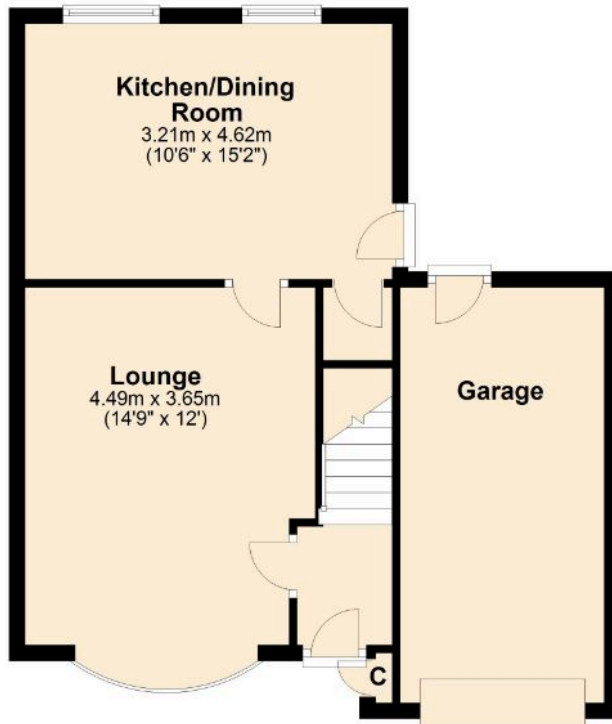
At the time of print, these particulars are awaiting approval from the Vendor(s).



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.

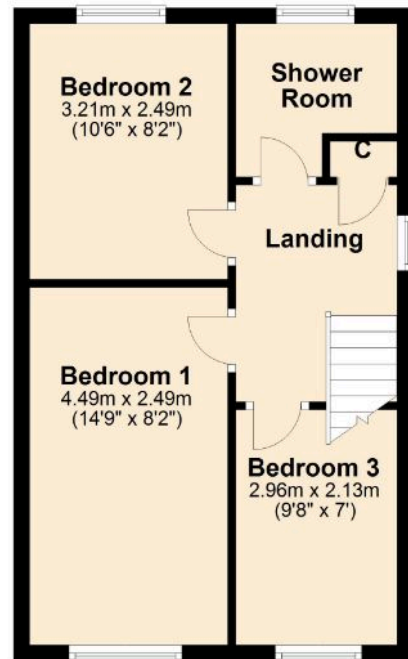
Ground Floor

Approx. 50.3 sq. metres (541.6 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.4 sq. feet)



Total area: approx. 86.7 sq. metres (933.0 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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