



**26 Fylingdale, Kingsthorpe, Northampton, NN2 8UR**  
**£290,000 Freehold**

A well presented three bedroom property situated within the sought after location of Fylingdale. The ground floor accommodation comprises entrance hall, lounge, dining room and kitchen. To the first floor are three generous bedrooms and a good sized refitted family bathroom. To the rear is a fully enclosed garden with side access, patio area and lawn area. To the front is a pleasant garden with driveway and access to a single garage. EPC Rating: TBC. Council Tax Band: C

**Well Presented Detached House | Three Bedrooms | Refitted Modern Bathroom | Driveway & Single Garage | Sought After Location | Separate Lounge & Dining Room**

**modern marketing · traditional values**

### ENTRANCE HALL

uPVC entrance door. uPVC double glazed window to front elevation. Door to garage and lounge. Laminate flooring.

### LOUNGE 3.30m x 4.30m (10'10 x 14'1)

uPVC double glazed window to front elevation. Radiator. Staircase rising to first floor landing. Laminate flooring. Opening to dining room.

### DINING ROOM 2.5m x 3.4m (8'2 x 11'2)

uPVC double glazed doors to rear garden. Radiator. Laminate flooring. Door to:

### KITCHEN 3.70m x 2.50m (12'2 x 8'2)

uPVC double glazed window and door to rear elevation. Gloss wall and base units with roll top work surfaces over and upstands. Integrated double oven, four ring gas hob and extractor. Stainless steel sink and drainer with mixer tap. Space for fridge/freezer. Integrated dishwasher. Wood effect flooring.

### FIRST FLOOR LANDING

Access to loft space. Doors to:

### BEDROOM ONE 4.39m x 3.30m (14'5 x 10'10)

uPVC double glazed window to rear elevation. Radiator.

### BEDROOM TWO 3.10m x 3.40m (10'2 x 11'2)

uPVC double glazed window to front elevation. Radiator.

### BEDROOM THREE 2.5m x 2.6m (8'2 x 8'6)

uPVC double glazed window to front elevation. Radiator.

### BATHROOM 2.57m x 2.6m (8'5 x 8'6)

uPVC obscure double glazed window to rear elevation. Chrome heated towel rail. Suite comprising low level WC, wash hand basin and bath with electric shower over. Tiled walls. Tiled floor. Storage cupboard.

### OUTSIDE

#### FRONT GARDEN

Tiered sleeper beds. Driveway and steps down to front door. Access to garage and driveway.

#### GARAGE

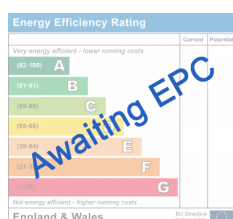
Up and over door. Power and light.

#### REAR GARDEN

Patio area and pergola. Side access. Fully enclosed by fence. Side access. Mainly laid to lawn.

#### DRAFT DETAILS

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

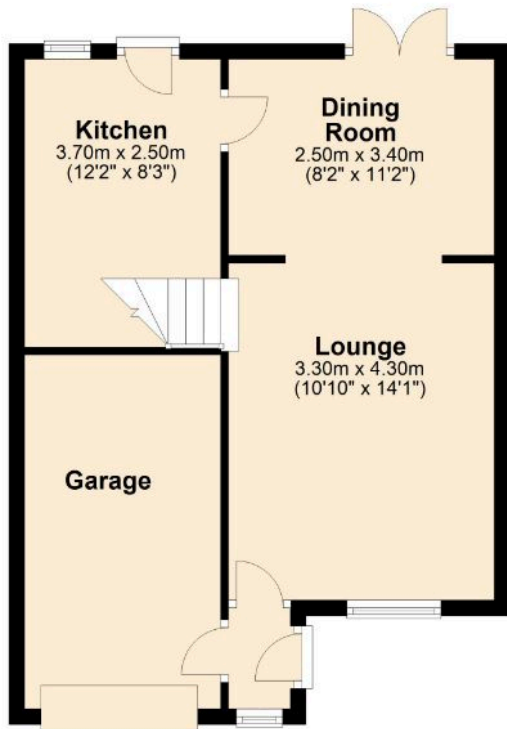


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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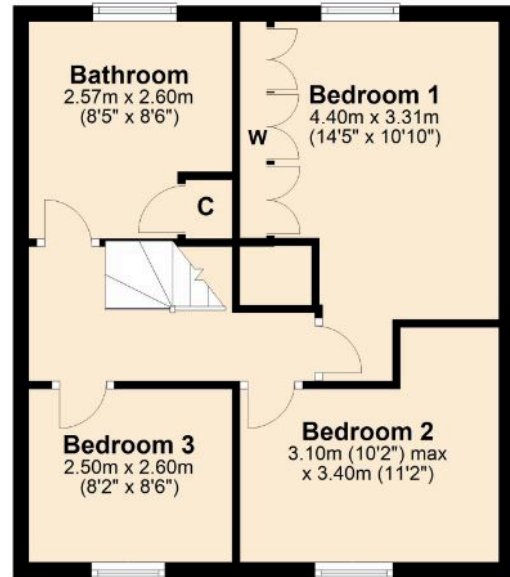
### Ground Floor

Approx. 45.8 sq. metres (492.6 sq. feet)

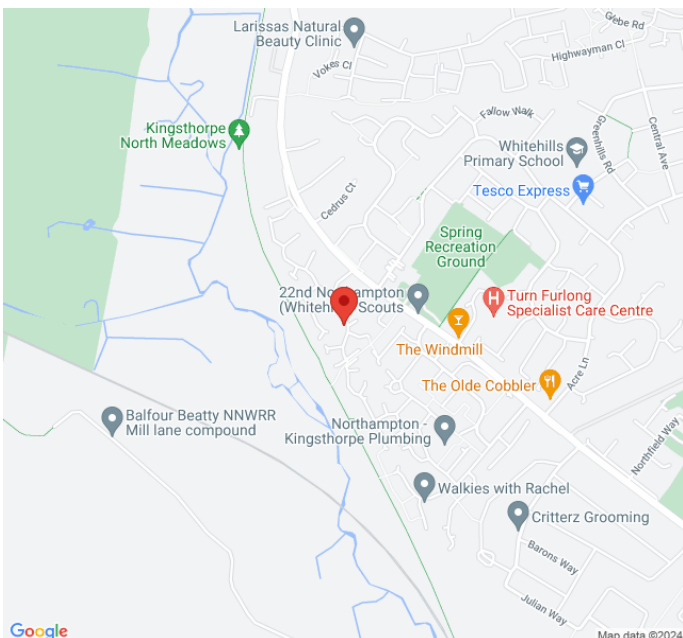


### First Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



Total area: approx. 87.6 sq. metres (942.6 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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