



**30 Sandhills Road, Kingsthorpe, Northampton, NN2 8ER**  
**£305,000 Freehold**

A well maintained extended mature three bedroom semi detached property situated on Sandhills Road within walking distance to local amenities. The ground floor accommodation comprises entrance hall, lounge and extended kitchen/dining room with bi-fold doors onto the garden. To the first floor are three bedrooms and a family bathroom. Outside is a front garden and driveway giving off road parking and leading to the garage. The rear garden is mainly laid to lawn and patio, enjoys a sunny aspect and high degree of privacy. EPC Rating: D. Council Tax Band: C

**Bay Fronted Semi Detached | Three Bedrooms | Extended Kitchen/Dining Room | Garage & Driveway | Lounge With Bay Window | Sought After Road**

**modern marketing · traditional values**

### PORCH

uPVC double glazed door with glazed leaded window and windows to side leading to:

### HALLWAY

Tiled flooring. Staircase rising to first floor. Utilised under stairs storage cupboard with plumbing for washing machine. Modern old school style radiator. Under stairs storage cupboard. Doors to:

### LOUNGE 4.47m x 3.63m (14'8 x 11'11)

uPVC double glazed bay window to front elevation. Stone fireplace with gas coal effect fire in an iron grill. Radiator. Coving to ceiling. Varnished original floorboards.

### KITCHEN AREA 3.73m x 2.11m (12'3 x 6'11)

Extended and refitted kitchen with a range of base and wall units. Roll top work surfaces. Tiled splash backs. Ceramic sink and drainer with black hose style mixer tap. Built appliances to include oven, hob, extractor, fridge freezer. Gas wall mounted boiler housed in cupboard. uPVC double glazed window to rear and side elevations. Open to:

### DINING AREA 3.61m x 3.30m (11'10 x 10'10)

uPVC double glazed bi-fold doors to rear garden. Feature fireplace. Original storage cupboard and shelving. Radiator. Herringbone style floor.

### FIRST FLOOR LANDING

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

### BEDROOM ONE 4.50m x 2.97m (14'9 x 9'9)

uPVC double glazed bay window to front elevation. Radiator.

### BEDROOM TWO 3.43m x 2.97m (11'3 x 9'9)

uPVC double glazed window to rear elevation. Radiator. Hot water tank housed in wardrobe.

### BEDROOM THREE 2.24m x 2.24m (7'4 x 7'4)

uPVC double glazed window to front elevation. Radiator.

### BATHROOM 2.29m x 1.80m (7'6 x 5'11)

uPVC double glazed window with glazed glass to rear elevation. Suite comprising WC, wash hand basin in vanity unit with storage below, panelled bath with hand held and rain head shower and glass screen. Fully tiled. Chrome wall mounted towel radiator.

### OUTSIDE

#### FRONT GARDEN

Mainly laid to lawn with raised sleeper flower and shrub border, enclosed by fence. Tarmac and gravel driveway giving off road parking for three/ four vehicles and leading to the single garage.

#### GARAGE

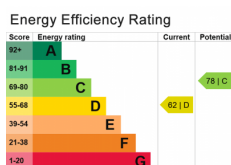
Detached from the house the garage has a metal up and over door, power and lighting and a inspection pit.

#### REAR GARDEN

There is a raised patio area with steps leading down to the remainder of the garden which is mainly laid to lawn with flower and shrub borders bushes and trees. Secure gated access from the driveway. The rear garden enjoys a sunny aspect and a high degree of privacy.

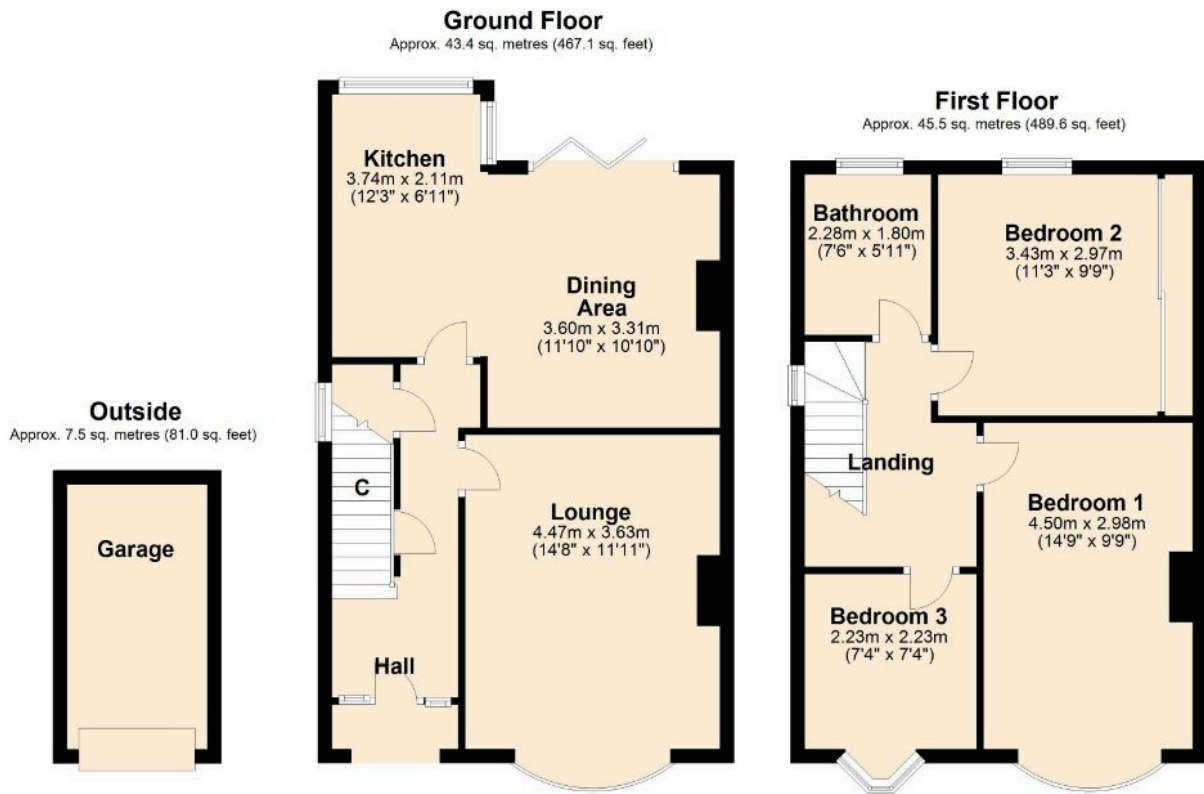
#### DRAFT DETAILS

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. 96.4 sq. metres (1037.7 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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