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257 Obelisk Rise, Kingsthorpe, Northampton, NN2 8UA
£290,000 Freehold

A well presented three/four bedroom link semi-detached house situated within a pleasant cul de sac location within Obelisk Rise. The accommodation to the ground floor comprises entrance hall, lounge and kitchen dining room. To the first floor there are three/four bedrooms and a generous family bathroom. To the second floor there is a loft room with en-suite room. To the rear is a spacious well maintained fully enclosed garden mainly laid to lawn with decked area. To the front is a driveway for several cars and access to the garage. Please call 01604 722197 to arrange an appointment to view. EPC Rating: C. Council Tax Band: C

Three/Four Bedroom Semi Detached | Loft Room With Bathroom | Driveway & Garage | Kitchen/Dining Room | Cul-De-Sac | Sought After Location

PORCH
uPVC entrance door. uPVC double glazed window to front elevation. Radiator. Wooden door to:

LOUNGE 3.86m x 5.00m (12'8 x 16'5)
uPVC double glazed bay window to front elevation. Radiator. Staircase rising to first floor landing. Modern flooring. Double doors to kitchen. Dado rail. Coving. Alarm panel.

KITCHEN/DINING ROOM 3.05m x 5.00m (10'0 x 16'5)
uPVC double glazed French doors to rear elevation. Two uPVC double glazed windows to rear elevation. Wall and base units with roll top work surfaces over. Butler style sink with mixer tap. Six ring gas hob. Space for white goods. Storage understairs. Tiled floor.

FIRST FLOOR LANDING
Doors to:

BEDROOM ONE 3.28m x 2.97m (10'9 x 9'9)
uPVC double glazed window to front elevation. Radiator. Coving. Double built in cupboard. Dado rail.

BEDROOM TWO 3.05m x 2.97m (10'0 x 9'9)
uPVC double glazed window to front elevation. Radiator. Coving.

BEDROOM THREE 4.29m x 1.96m (14'1 x 6'5)
uPVC double glazed window to rear elevation. Radiator.

BATHROOM 1.63m x 4.17m (5'4 x 13'8)
Two uPVC double glazed frosted windows to rear elevation. Low level WC, pedestal wash hand basin, bath and shower cubicle. Tiling to half height. Tiled floor.

STUDY 2.51m x 1.88m (8'3 x 6'2)
uPVC double glazed window to front elevation. Radiator. Staircase rising to first floor landing. Coving.

LOFT ROOM 4.11m x 4.98m (13'6 x 16'4)
Dual aspect Velux windows. Radiator. Storage to eaves. Door to:

EN-SUITE 1.27m x 4.11m (4'2 x 13'6)
Window to rear elevation. Suite comprising low level WC and pedestal wash hand basin.

OUTSIDE

FRONT GARDEN
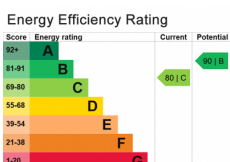Block paved driveway providing off road parking.

GARAGE
uPVC double glazed door to front. Base units. Roll top work surfaces. Space for white goods. Tiled floor.

REAR GARDEN
Decked area with spotlights. Lawn to rear. Panelled fence borders. Power and light.

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

Energy Efficiency Rating

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Ground Floor
Approx. 52.9 sq. metres (569.8 sq. feet)

Kitchen/Dining Room
3.05m x 5.01m
(10' x 16'5")

Lounge
3.86m x 5.01m
(12'8" x 16'5")

Garage
5.41m x 1.96m
(17'9" x 6'5")

Porch

First Floor
Approx. 49.9 sq. metres (537.4 sq. feet)

Bedroom 2
3.05m x 2.97m
(10' x 9'9")

Bathroom
1.62m x 4.17m
(5'4" x 13'8")

C

Landing

Bedroom 1
3.26m x 2.97m
(10'9" x 9'9")

Bedroom 3
4.29m x 1.96m
(14'1" x 6'5")

2.52m x 1.88m
(8'3" x 6'2")

Second Floor
Approx. 26.0 sq. metres (280.4 sq. feet)

Loft Room
4.10m x 4.98m
(13'6" x 16'4")

En-suite
4.10m x 1.27m
(13'6" x 4'2")

Total area: approx. 128.9 sq. metres (1387.5 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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