



**176 Obelisk Rise, Kingsthorpe, Northampton, NN2 8TX**  
**Offers In The Region Of £335,000 Freehold**

Jackson Grundy are delighted to be the chosen agent to market this extended link detached family home in the sought after Kingsthorpe location. Occupying a generous corner plot, the extensive accommodation comprises of welcoming entrance porch leading to the sitting room, dining room, conservatory, kitchen/breakfast room and shower room to the ground floor. First floor landing to four well proportioned bedrooms, a shower room and the family bathroom. To the rear you will find a generous southerly facing rear garden. Further benefits include double glazing throughout, ample storage and no onward chain. For more information and to book a viewing, please call Jackson Grundy Kingsthorpe on (01604) 722197. EPC Rating: D. Council Tax Band: D.

**No Onward Chain | Sought After Location | Private Rear Garden | Garage | Extended | Conservatory**

**modern marketing · traditional values**

### ENTRANCE

Entry gained via porch with storage cupboard.

### LOUNGE/DINING ROOM 8.28m x 4.62m (27'2 x 15'2)

Double glazed windows to front and rear aspects. Two radiators. Tiled flooring. Stairs rising to first floor. Access to kitchen and dining room.

### LIVING ROOM 3.35m x 3.20m (11'0 x 10'6)

Double glazed window to front aspect. Radiator. Tiled flooring. French doors opening into conservatory.

### CONSERVATORY

Brick built base with double glazed windows to all aspects.

### KITCHEN 4.17m x 4.01m (13'8 x 13'2)

Double glazed window to rear aspect. Fitted with a range of base and wall mounted units. Integrated cooking appliances. Stainless steel sink and drainer unit. Under-stairs storage. Courtesy door into garage. Inner hallway leading to shower room and giving access to the rear garden. Tiled flooring.

### SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle, wash hand basin and low level w/c. Tiled walls and floors.

### FIRST FLOOR LANDING

Doors to all rooms.

### BEDROOM ONE 4.06m x 2.62m (13'4 x 8'7)

Double glazed window to front aspect. Radiator. Laminate flooring.

### BEDROOM TWO 3.35m x 3.20m (11'0 x 10'6)

Double glazed window to rear aspect. Radiator. Laminate flooring. Two built-in storage cupboards and access to bedroom three.

### BEDROOM THREE 2.92m x 2.64m (9'7 x 8'8)

Double glazed window to rear aspect. Radiator.

### BEDROOM FOUR 2.29m x 1.85m (7'6 x 6'1)

Double glazed window to front aspect. Radiator. Storage cupboard. Airing cupboard.

### SHOWER ROOM 2.29m x 1.85m (7'6 x 6'1)

A three piece suite comprising shower cubicle, wash hand basin and low level w/c. Tiled walls and floor.

### BATHROOM 3.58m x 1.65m (11'9 x 5'5)

Double glazed window to rear aspect. A four piece suite comprising panelled bath, bidet, wash hand basin and low level w/c. Radiator. Storage cupboard.

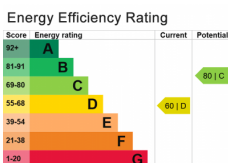
### OUTSIDE

#### FRONT GARDEN

Access to the front of the property with off road parking, leading to the single garage.

#### REAR GARDEN

Private southerly facing rear and side garden. Mainly laid to lawn. Enclosed by timber fencing with side access.



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. 149.9 sq. metres (1613.1 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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