



23 Kensington Close, Kingsthorpe, Northampton, NN2 6NP
Guide Price £250,000 Freehold

Jackson Grundy is delighted to bring to the market this beautifully presented two bedroom semi-detached property in the sought after Kingsthorpe location close to local amenities. The property briefly comprises of welcoming entrance hall, kitchen / dining room, sitting room and downstairs W.C to the ground floor. To the first floor you will find two well-proportioned double bedrooms and the family bathroom. Externally you will find a private, low maintenance rear garden and allocated parking for two vehicles to the front. Further benefits include, double glazing throughout and gas central heating. For more information and to book your viewing please call back Jackson Grundy Kingsthorpe on (01604) 722197. EPC Rating: B. Council Tax Band: C

Kitchen/Dining Room | Two Double Bedrooms | Well Presented | Allocated Parking | Sought After Location | Low Maintenance Rear Garden

modern marketing · traditional values

ENTRANCE HALL

Entry from front. Laminate flooring. Radiator. Stairs rising to the first floor and access to all rooms.

KITCHEN/DINING ROOM 5.16m x 2.57m (16'11 x 8'5)

Double glazed window to the front elevation. Range of wall and base units. Integrated fridge/freezer. Integrated cooking appliances. Spotlights.

WC

Low level W.C and wash hand basin. Laminate flooring. Double glazed window to side elevation.

LOUNGE 4.72m x 2.69m (15'6 x 8'10)

Double glazed window to the rear elevation. Door leading to the rear garden. Radiator.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 4.70m x 2.67m (15'5 x 8'9)

Double glazed window to the rear aspect elevation. Radiator.

BEDROOM TWO 3.63m x 3.18m (11'11 x 10'5)

Two double glazed windows to the front elevation. Storage cupboard. Radiator.

BATHROOM

Three piece white bathroom suite comprising low level WC, wash hand basin and bath with overhead shower. Partially tiled in water sensitive areas. Laminate flooring. Spotlights. Extractor fan.

OUTSIDE

FRONT GARDEN

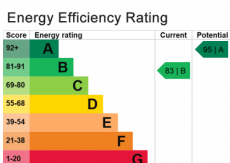
Allocated parking for two vehicles.

REAR GARDEN

A low maintenance patio rear garden. Enclosed by timber fencing and shed.

DRAFT DETAILS

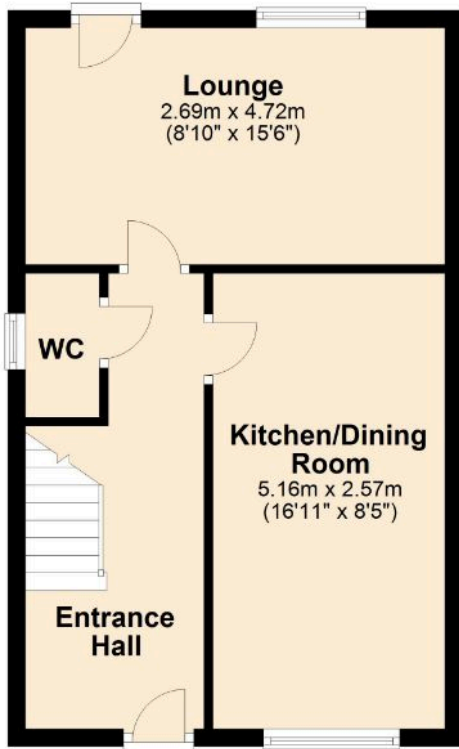
At the time of print, these particulars are awaiting approval from the Vendor(s).



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.

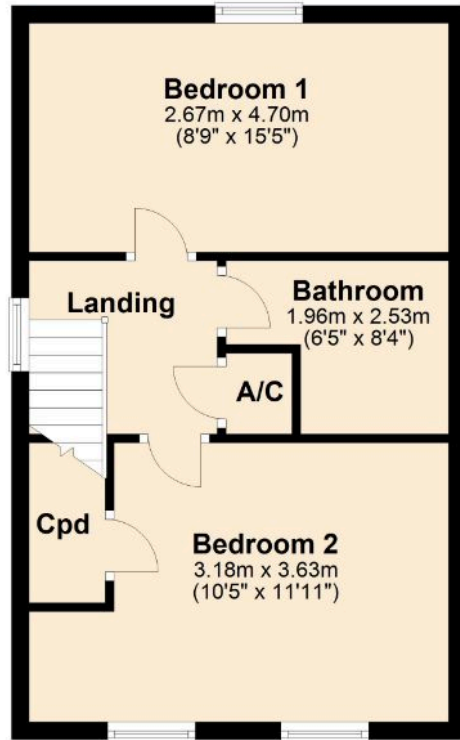
Ground Floor

Approx. 37.5 sq. metres (403.4 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.8 sq. feet)



Total area: approx. 75.2 sq. metres (809.2 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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