

**119 Stanhope Road, Kingsthorpe, Northampton, NN2 6JU**  
**Offers Over £215,000 Freehold**

A beautifully presented Victorian property in the sought after Queens Park close to local amenities. The generous accommodation briefly comprises of a welcoming entrance hall, separate reception rooms, kitchen and access to the cellar on the ground floor. To the first floor you will find two well-proportioned bedrooms, and a refitted four piece family bathroom. Externally you will find a well-kept private garden to the rear leading to the purpose built, and versatile home office. Further benefits include double glazing throughout, a useful cellar for storage and gas central heating. For more information, and to book your viewing please call Jackson Grundy Kingsthorpe on (01604) 722197. EPC Rating: TBC. Council Tax: B.

**Beautifully Presented Throughout | Two Double Bedrooms | Refitted Kitchen and Bathroom | Landscaped Rear Garden | Insulated Home Office Pod | Separate Lounge and Dining Room**

modern marketing · traditional values

## ENTRANCE

Laminate flooring with carpeted stairs rising to first floor. Access to the lounge and dining room.

## LOUNGE 3.33m x 3.30m (10'11 x 10'10)

Double glazed window to the front elevation. Radiator. Feature fireplace. Decorative picture rail. Carpeted.

## DINING ROOM 3.38m x 3.30m (11'1 x 10'10)

Double glazed window to the rear. Radiator. Feature fireplace. Decorative picture rail. Carpeted. Access to the kitchen.

## KITCHEN 3.15m x 2.44m (10'4 x 8)

Double glazed window to side elevation and door to the side opening on the rear garden. Range of soft close wall and base units. Integrated washing machine and built in cooking appliance. Laminate flooring. Access to cellar.

## CELLAR

Obscured double glazed window to the front elevation. Fuse Board. Gas and electric meters.

## FIRST FLOOR LANDING

Doors to:

## BEDROOM ONE 3.51m x 4.32m (11'6 x 14'2)

Two double glazed windows to the front aspect. Radiator. Built in airing cupboard. Coving. Carpeted and feature fireplace.

## BEDROOM TWO 3.40m x 2.51m (11'2 x 8'3)

Double glazed window to rear elevation. Radiator. Carpeted. Ornate feature fireplace.

## BATHROOM 3.35m x 2.46m (11' x 8'1)

Double glazed window to the rear elevation. Radiator. Feature fireplace. White four piece bathroom suite to include shower cubicle, bath, wash hand basin and low level WC.

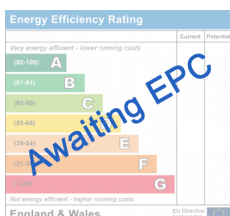
## OUTSIDE

## REAR GARDEN

A generous private garden to the rear leading to the versatile insulated home office offering a number of different uses. The tiered rear garden is a combination of decked seating areas, and artificial lawn which is low maintenance. The garden is enclosed by timber trellis fencing and mature shrubs and bushes.

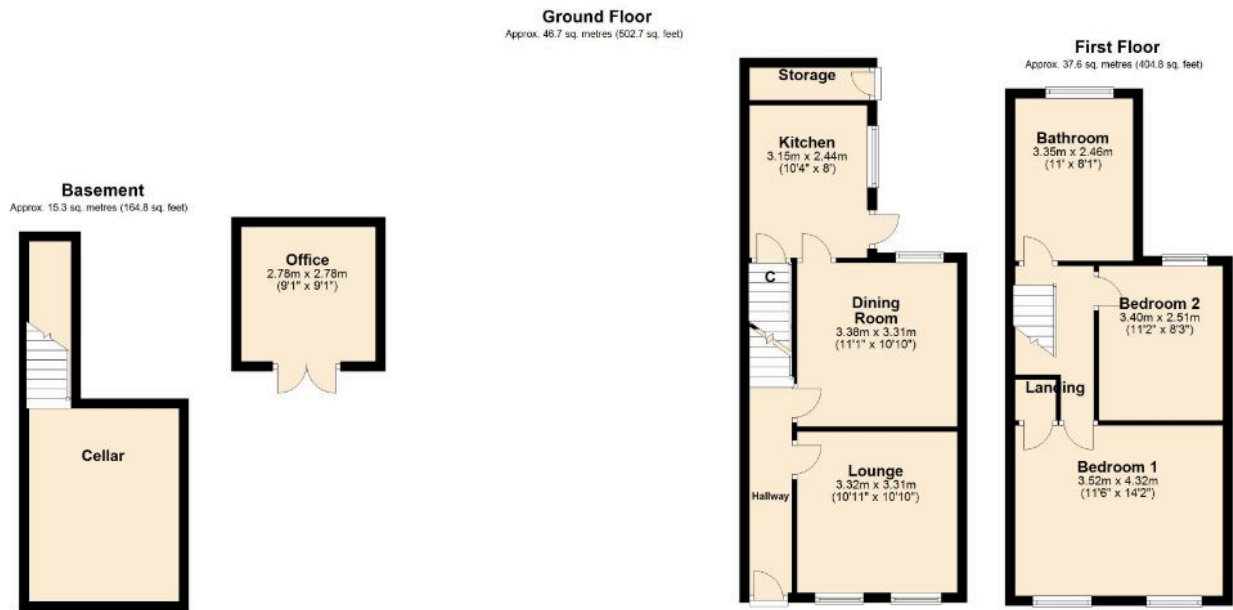
## DRAFT DETAILS

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

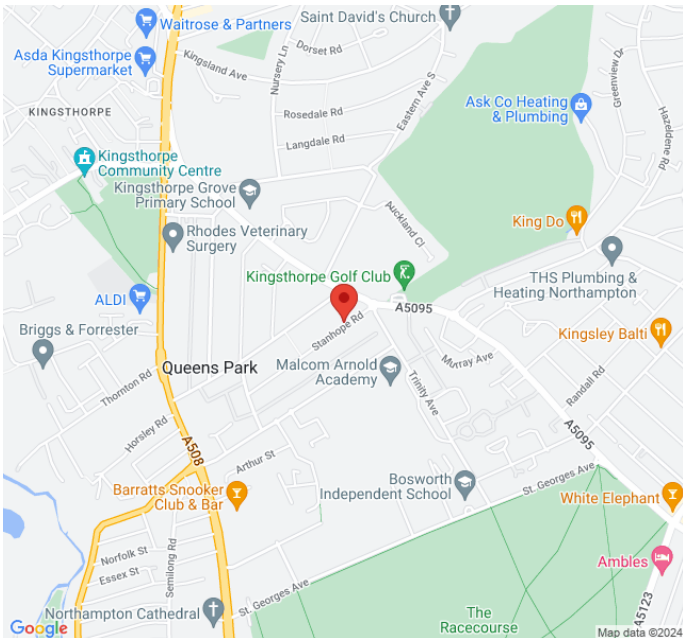


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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. 99.6 sq. metres (1072.4 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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