



5 Innes Way, Kingsthorpe, Northampton, NN2 7FY
£250,000 Freehold

A well decorated two bedroom semi detached property situated within Scholars Green, Kingsthorpe. Benefitting from no onward chain and larger than average driveway for two vehicles. The accommodation comprises entrance hall, cloakroom, lounge and kitchen. To the first floor are two double bedrooms and a family bathroom. To the rear is a fully enclosed garden with side access, decked area and lawn area. To the front is off road parking and path to the front of the property. EPC Rating: B. Council Tax Band: B

Well Presented Throughout | Two Double Bedrooms | Downstairs Cloakroom | Parking For Several Cars | Generous Rear Garden | No Chain

modern marketing · traditional values

ENTRANCE HALL

Composite entrance door with obscure window. Wood effect flooring. Radiator. Staircase rising to first floor landing. Door to WC and lounge.

WC

uPVC obscure window to front elevation. Radiator. Suite comprising low level WC and wash hand basin. Wood effect flooring. Tiling to splash back areas.

LOUNGE 4.65m x 2.87m (15'3 x 9'5)

uPVC double glazed window to front elevation. Radiator. Panelling to one wall. Cupboard. Door to kitchen.

KITCHEN 2.49m x 4.75m (8'2 x 15'7)

uPVC double glazed window and double doors to rear elevation. Grey wall and base units, roll top work surfaces with upstands. Stainless steel sink and drainer with mixer tap. Integrated oven with four ring gas hob and extractor over. Stainless steel splash backs. Space for washing machine, dishwasher and freestanding fridge/freezer.

FIRST FLOOR LANDING

Access to loft space. Doors to:

BEDROOM ONE 2.57m x 3.84m (8'5 x 12'7)

Two uPVC double glazed windows to front elevation. Radiator. Fitted wardrobes.

BEDROOM TWO 2.49m x 4.75m (8'2 x 15'7)

uPVC double glazed window to rear elevation. Radiator.

BATHROOM 1.93m x 1.70m (6'4 x 5'7)

uPVC double glazed obscure window to side elevation. Suite comprising pedestal wash hand basin, low level WC and panelled bath with shower screen and wall mounted shower. Tiling to splash back areas. Extractor. Black heated towel rail.

OUTSIDE

FRONT GARDEN

Lawn area. Path to front door. Block paved driveway for several vehicles. Side access.

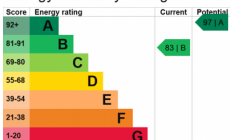
REAR GARDEN

Fully enclosed by timber fence. Gated side access. Mainly laid to lawn with decked area.

DRAFT DETAILS

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

Energy Efficiency Rating

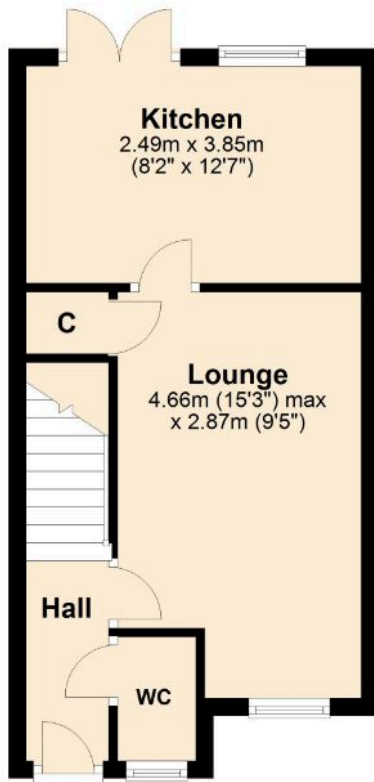


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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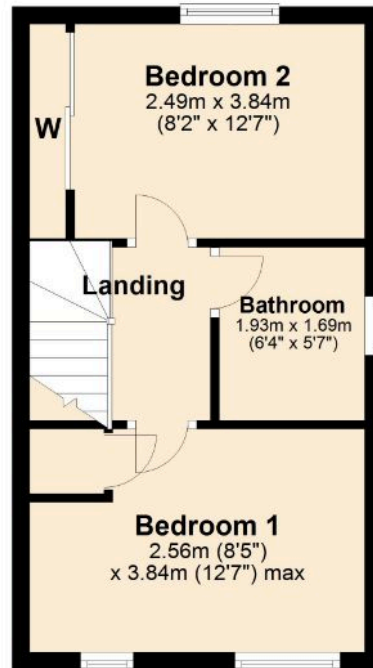
Ground Floor

Approx. 29.6 sq. metres (318.7 sq. feet)

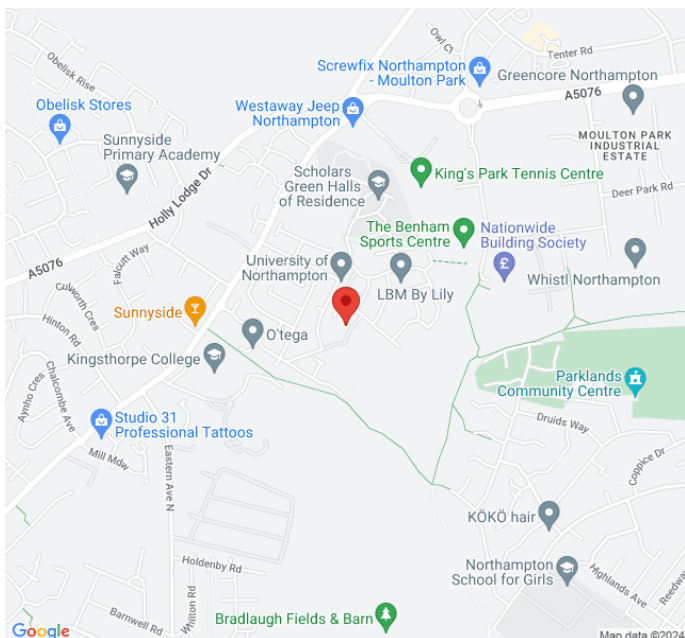


First Floor

Approx. 25.0 sq. metres (268.6 sq. feet)



Total area: approx. 54.6 sq. metres (587.3 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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