



28 Falcutt Way, Kingsthorpe, Northampton, NN2 8NR
£250,000 Freehold

A beautifully presented semi-detached property in the sought after Kingsthorpe location close to local amenities. The versatile and spacious accommodation briefly comprises of a welcoming entrance hall, refitted shower room, kitchen, and the open plan lounge leads in to the dining area (formerly bedroom three). To the first floor there are two well-proportioned bedrooms, the master bedroom benefiting from a range of fitted wardrobes. Externally you will find a private, well kept low maintenance rear garden. Further benefits include double glazing throughout, a modern gas central heating system, ample off-road parking and no onward chain. For more information and to book your viewing, please call Jackson Grundy Kingsthorpe on (01604) 722197. EPC Rating: C. Council Tax Band: C

Well Presented Throughout | Two Bedrooms | Modern Kitchen | Downstairs Shower Room | Driveway & Garage | No Chain

modern marketing · traditional values

ENTRANCE HALL

Entrance door. Laminate flooring. Radiator. Access to dining room, lounge and shower room. Stairs rising to the first floor gallery landing.

SHOWER ROOM 1.91m x 2.18m (6'3 x 7'2)

Double glazed window to side elevation. Fully tiled. Three piece suite comprising shower cubicle, low level WC and wash hand basin. Heated towel rail. Spotlights. Under floor heating.

LOUNGE/DINING ROOM 8.18m x 3.33m Max (26'10 x 10'11 Max)

Double glazed windows to front and rear elevations. Two radiators. Feature fireplace. Satellite television point. Laminate flooring.

KITCHEN 3.23m x 2.18m (10'7 x 7'2)

Double glazed windows to the rear and side elevations. Door opening on to the rear garden. A range of wall and base units. Integrated cooking appliances and integrated fridge. Radiator. Tiled flooring.

FIRST FLOOR LANDING

Double glazed window to side elevation. Access to all rooms.

BEDROOM ONE 4.72m x 3.35m Max (15'6 x 11'0 Max)

Double glazed window to front elevation with fitted shutter blinds. Eaves storage. A range of built in wardrobes. Laminate flooring. Radiator.

BEDROOM TWO 3.00m x 2.21m (9'10 x 7'3)

Double glazed window to rear elevation. Radiator. Loft access.

OUTSIDE

FRONT GARDEN

Off road parking to the side for several vehicles leading to the single garage. A private, well kept low maintenance front garden on approach.

GARAGE

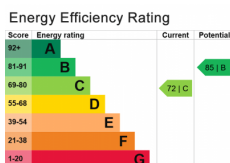
Electric up and over door. Power and light. Courtesy door to the rear.

REAR GARDEN

A private, well kept, and stocked low maintenance rear garden. Combination of patio areas, and artificial lawn. Gated side access.

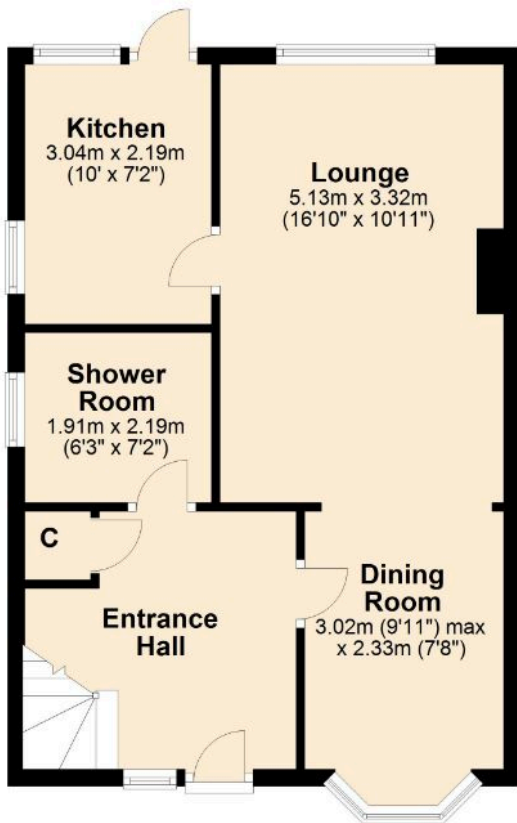
DRAFT DETAILS

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

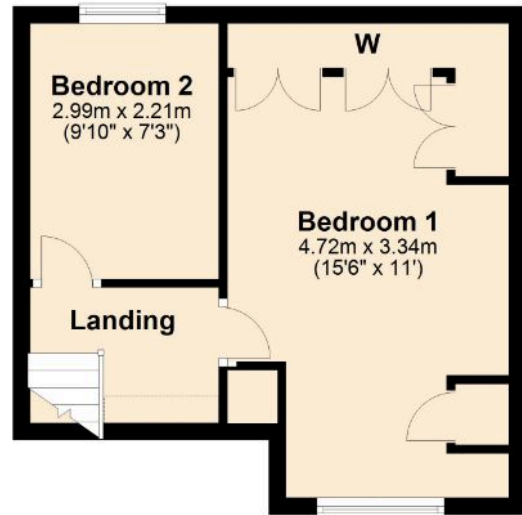


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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



First Floor



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 Harborborough 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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