



**10 Thornby Drive, Kingsthorpe, Northampton, NN2 8HB**  
**Guide Price £285,000 Freehold**

A beautifully presented, extended semi detached bungalow situated in the sought after location of Kingsthorpe Village. The versatile and comfortable accommodation comprises of welcoming entrance hall leading to the lounge, bedroom one, bedroom two, shower room and kitchen opening on to the bright and airy dining room / family room extension to the rear. Externally you will find a private, generous well kept garden to the rear, and ample off road parking leading to the single garage. Further benefits include a refitted en-suite to bedroom two, double glazing throughout, gas central heating and no onward chain. For more information and to book your internal viewing please call Jackson Grundy on 01604 722197. EPC Rating TBC. Council Tax Band C.

**Extended | Sought After Location | No Onward Chain | Off Road Parking | Two Bedrooms | Private Rear Garden**

modern marketing · traditional values

### ENTRANCE HALL

Entrance via door from side elevation. Radiator. Airing cupboard. Laminate flooring. Access to loft space with pull down loft ladder.

### LOUNGE 4.42m x 3.63m (14'6" x 11'11")

Double glazed bay window to front elevation. Radiator. Feature fireplace. Coving.

### KITCHEN / DINING / FAMILY ROOM 6.65m max x 5.72m max (21'10" max x 18'9" max)

Dining / Family Area: Double glazed windows to rear elevation. Two radiators. Laminate flooring. Air conditioning unit. Double glazed French doors to rear elevation.

Kitchen Area: Double glazed window to side elevation. Fitted with a range of wall, base and drawer units with work surfaces over. Integrated cooking appliances and extractor hood. Integrated white goods. Stainless steel sink unit.

### BEDROOM ONE 3.71m x 3.48m (12'2" x 11'5")

Double glazed window to front elevation. Radiator. Coving.

### BEDROOM TWO 3.25m x 2.54m (10'8" x 8'4")

Skylight window. Radiator. Laminate flooring. Door to:

### WET ROOM 3.23m x 1.40m (10'7" x 4'7")

Obscure double glazed window to rear elevation. Two radiators. Suite comprising wash hand basin, low level WC and shower with soak away floor. Spotlights.

### SHOWER ROOM 2.11m x 1.85m (6'11" x 6'1")

Skylight window. Heated towel rail. Suite comprising shower cubicle, low level WC and wash hand basin. Lino flooring.

### OUTSIDE

### FRONT GARDEN

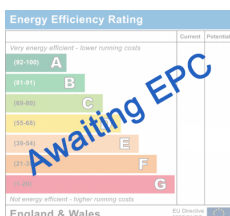
Low maintenance front garden enclosed by brick walling. Off road parking for three cars leading to single garage and side access to house.

### REAR GARDEN

Private and well stocked rear garden which is mainly laid to lawn. Enclosed by timber fencing. Patio area. Courtesy door to garage.

### DRAFT DETAILS

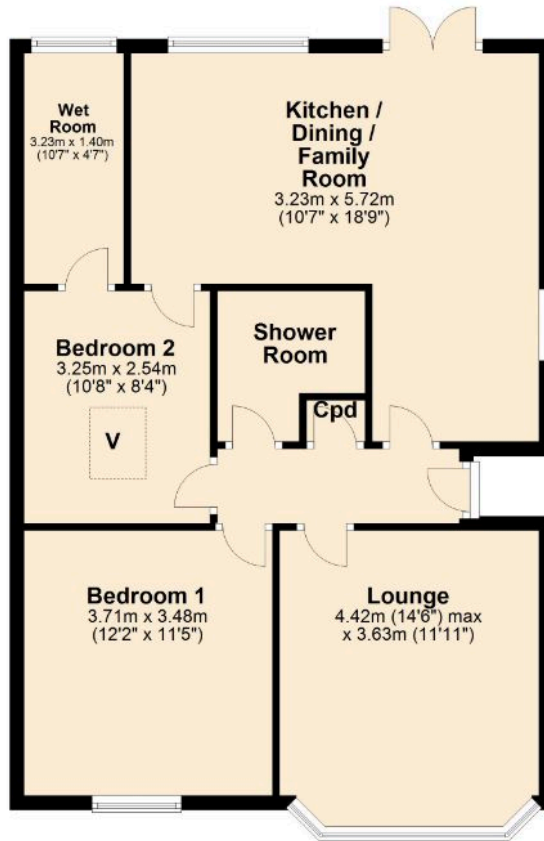
At the time of print, these particulars are awaiting approval from the Vendor(s).



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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### Ground 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 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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