

10 Chancellor Court, Kingsthorpe, Northampton, NN2 7AP
£280,000 Freehold

A well presented three bedroom semi detached property situated within a generous, larger than average plot. The ground floor accommodation comprises entrance hall, cloakroom, lounge and kitchen/dining room. To the first floor there are three bedrooms with en-suite to the master bedroom and family bathroom. Outside to the rear there is a well maintained garden, mainly laid to lawn with patio area and hardstanding for a shed, also benefitting from side access. To the front of the property is block paved off road parking for two cars and a lawn area. Benefitting from no onward chain. Please call 01604 722197 to arrange an appointment. EPC Rating: B. Council Tax Band: C

Fantastic Position | Three Bedrooms | En-Suite To Bedroom One | Semi Detached | Downstairs Cloakroom | Larger Than Average Garden

modern marketing · traditional values

ENTRANCE HALL

Composite entrance door. Radiator. Staircase rising to first floor landing. Door to WC and lounge.

WC

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

LOUNGE 4.42m x 3.66m (14'6 x 12'0)

uPVC double glazed window to front elevation. Radiator. Storage cupboard. Door to:

KITCHEN/DINING ROOM 2.90m x 4.67m (9'6 x 15'4)

uPVC double glazed doors and window to rear elevation. Radiator. Wall and base units. Roll top wood effect work surfaces and upstands. Stainless steel one and a half bowl sink and drainer. Integrated four ring gas hob and extractor with stainless steel splash back. Space for washing dishwasher and freestanding fridge/freezer.

FIRST FLOOR LANDING

Access to loft space. Storage cupboard. Doors to:

BEDROOM ONE 2.90m x 3.68m (9'6 x 12'1)

uPVC double glazed window to front elevation. Radiator. Storage cupboard. Door to:

EN-SUITE

uPVC obscure double glazed window to front elevation. Radiator. Suite comprising low level WC, wash hand basin and enclosed shower cubicle with shower over and tiled surround. Half tiled to splash back areas. Vinyl flooring.

BEDROOM TWO 2.31m x 2.82m (7'7 x 9'3)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.31m x 1.83m (7'7 x 6'0)

uPVC double glazed window to rear elevation. Radiator.

BATHROOM

uPVC obscure double glazed window to side elevation. Suite comprising wash hand basin, low level WC and panelled bath with tiled surround. Extractor. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

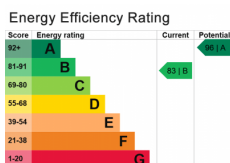
Block paved off road parking for two cars and turning space. Lawned area. Side access.

REAR GARDEN

Patio area. Fully enclosed by fencing and gate to side access. Large lawned area with two established trees.

DRAFT DETAILS

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

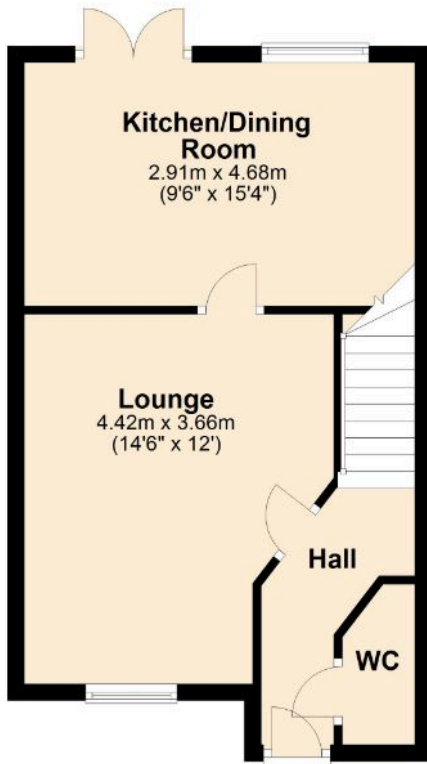


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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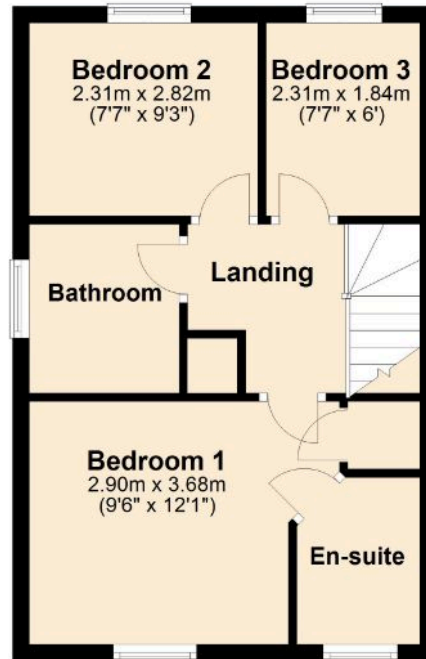
Ground Floor

Approx. 36.1 sq. metres (388.3 sq. feet)

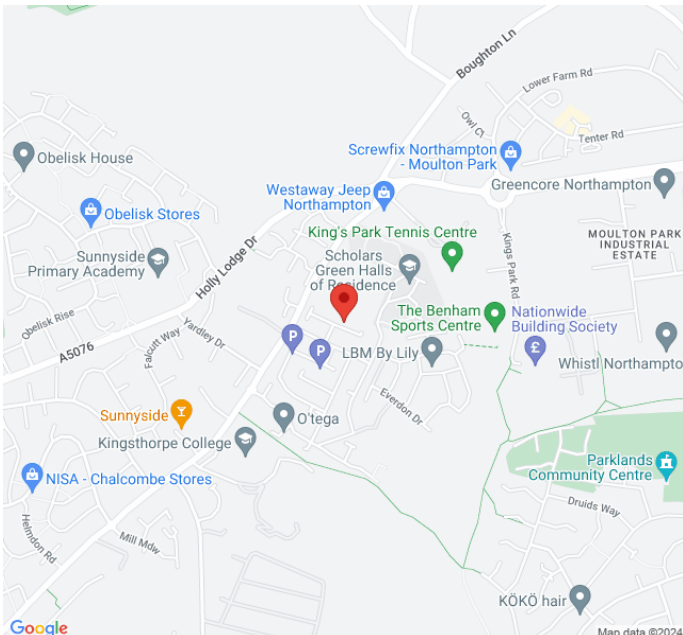


First Floor

Approx. 34.9 sq. metres (376.0 sq. feet)



Total area: approx. 71.0 sq. metres (764.2 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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