



**7 Courteenhall Close, Kingsthorpe, Northampton, NN2 8PQ**  
**£250,000 Freehold**

A nicely presented and versatile semi-detached property situated in a private cul-de sac in the sought after Kingsthorpe location. The spacious and generous accommodation briefly comprises of a welcoming entrance hall, wet room, sitting room, kitchen, dining room/bedroom three to the ground floor. To the first floor you will find two well-proportioned bedrooms. Externally you will find ample, covered off-road parking leading to the single garage, and a private well-kept rear garden. Further benefits include double glazing throughout, a newly installed boiler and no onward chain. For more information and to book your viewing please call Jackson Grundy Kingsthorpe on (01604) 722197. EPC Rating: TBC. Council Tax Band: C

**No Onward Chain | Sought After Location | Off Road Parking | New Central Heating | Garage | Wet Room**

modern marketing · traditional values

## PORCH

Leading to:

## HALLWAY

Radiator. Staircase rising to first floor landing.  
Storage cupboard housing central heating system.

## DINING ROOM/BEDROOM THREE 3.02m x 2.34m (9'11 x 7'8)

Double glazed window to side elevation. Radiator.

## LOUNGE 5.13m x 3.33m (16'10 x 10'11)

Double glazed window to rear elevation. Radiator.  
Gas fire.

## KITCHEN 3.05m x 2.18m (10'0 x 7'2)

Double glazed window to rear elevation. Double  
glazed door to side. Integrated cooking appliances.  
A range of wall and base units. Tiled flooring.  
Radiator.

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

Obscured double glazed window to the side  
elevation. Tiled walls. Soakaway flooring. Low level  
WC, wash hand basin and shower.

## FIRST FLOOR LANDING

Doors to:

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

Double glazed window to front elevation. Radiator.  
Eaves storage to front and rear of room.

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

Double glazed window to rear elevation. Radiator.

## OUTSIDE

## FRONT GARDEN

Private low maintenance front garden on  
approach, with a block paved driveway to the side,  
leading to the gated car port and single garage.

## GARAGE

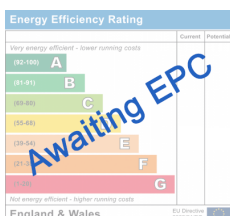
Accessed by a newly installed electric up and over  
door to the front. Power and lighting.

## REAR GARDEN

Private rear garden, mainly laid to lawn enclosed  
by timber fencing. Courtesy door leading into the  
garage.

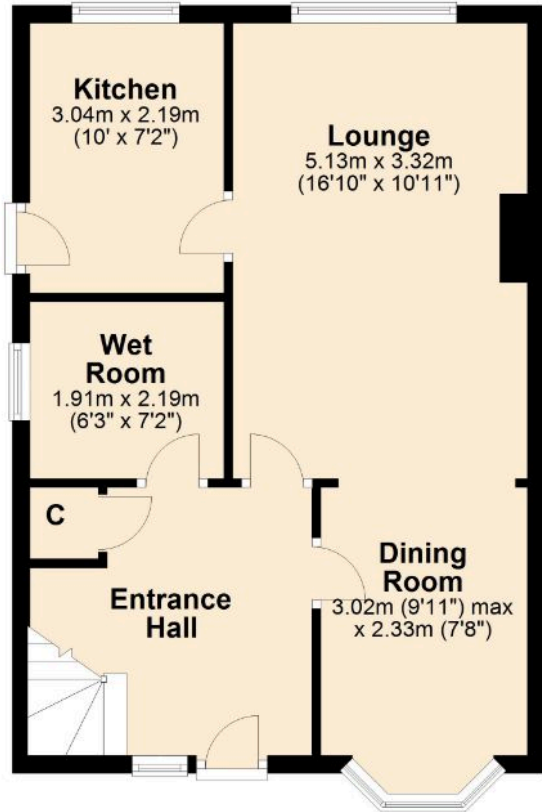
## DRAFT DETAILS

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.

### 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 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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