



38 Hodder Street, Kingsthorpe, Northampton, NN2 8FW
£250,000 Freehold

A well presented three bedroom, end of terrace family home situated within the sought after location in Kingsthorpe. Accommodation comprises entrance hall, kitchen/lounge/dining area with breakfast bar and double doors out onto the rear garden and cloakroom. To the first floor there are two bedrooms and a bathroom. To the second floor, a further bedroom. To the rear is a garden mainly laid to lawn with pedestrian side access. To the front of the property there is off road parking for two vehicles. Call 01604 722197 to arrange an appointment to view. EPC Rating: B. Council Tax Band: C

Three Bedrooms | End Of Terrace | Off Road Parking For Two Cars | Downstairs WC | Generous Garden | Modern Build

modern marketing · traditional values

ENTRANCE HALL

Enter via composite front door. Wood effect flooring. Stairs to the first floor.

KITCHEN/LOUNGE/DINING ROOM 6.76m x 3.73m (22'2 x 12'3) Max

Open plan kitchen/dining living area spanning the length of the property with uPVC double doors to rear elevation and uPVC double glazed window to front elevation. Wood effect flooring throughout. Base and wall mounted white gloss units with roll top surface over providing breakfast bar. Integrated oven with gas hob and extractor fan over with tiled splash backs. One and a half bowl stainless steel sink and drainer. Door to cloakroom.

WC

Radiator. Low level WC and pedestal wash hand basin. Tiled splash backs. Vinyl flooring.

FIRST FLOOR LANDING

Stairs to the second floor. Doors to:

BEDROOM TWO 2.39m x 3.73m (7'10 x 12'3)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.36m x 3.71m (7'9 x 12'2)

Two uPVC double glazed windows to front elevation. Radiator.

BATHROOM 1.80m x 1.70m (5'11 x 5'7)

uPVC obscure double glazed window to side elevation. Radiator. Suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over.

SECOND FLOOR LANDING

Storage cupboard. Door to:

BEDROOM ONE 4.65m x 2.67m (15'3 x 8'9)

Velux windows to front and rear elevations. Radiator.

OUTSIDE

FRONT GARDEN

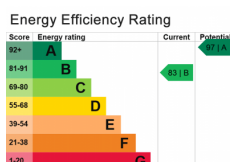
Block paved driveway providing parking for two vehicles. Gated side access.

REAR GARDEN

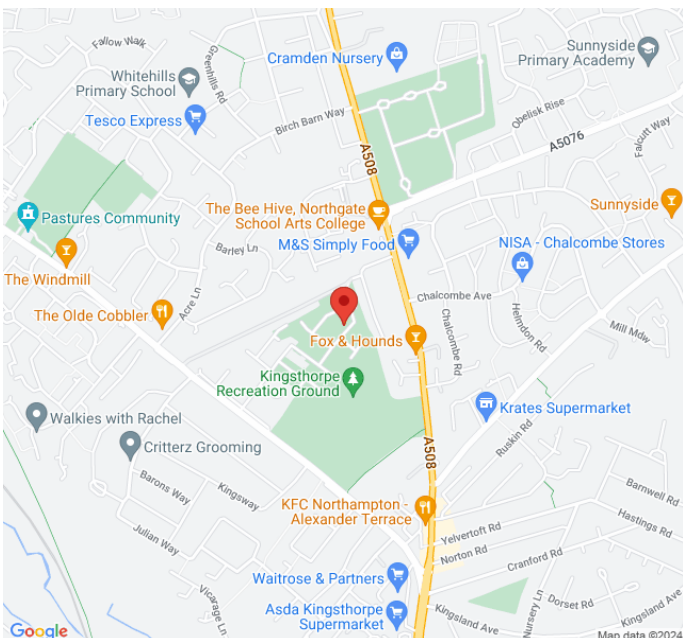
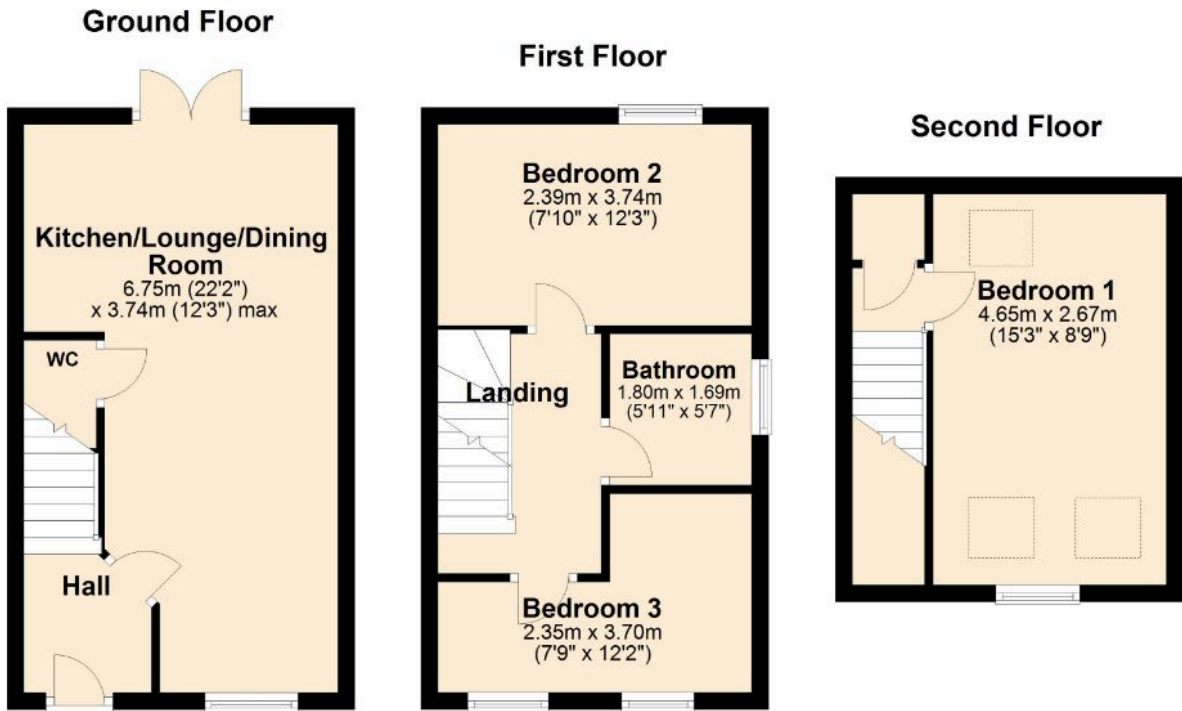
Patio area. Fully enclosed by fencing. Mainly laid to lawn. Gated side access.

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.



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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