

71 Northfield Way, Kingsthorpe, Northampton, NN2 8AN
Guide Price £300,000 Freehold

Jackson Grundy are delighted to bring to the market this beautifully presented three bedroom detached property with a garage and driveway, in the sought after Kingsthorpe location. The ground floor accommodation comprises entrance hall, lounge, downstairs cloakroom/WC and a kitchen/dining room opening into the garden. To the first floor are three well proportioned bedrooms, with an ensuite to the master bedroom, and a family bathroom. Outside, to the rear is well maintained garden which is mainly laid to lawn, and to the front is a driveway for two cars leading to a single integral garage. Please call 01604 722197 to arrange a viewing. EPC Rating: B. Council Tax Band: D

Detached Property | Three Bedrooms | Off Road Parking & Garage | No Onward Chain |
Sought After Location | Kitchen/Dining Room

modern marketing · traditional values

ENTRANCE PORCH

Enter via UPVC double glazed door. Radiator. Carpeted.

LOUNGE 4.95m x 3.12m (16'3" x 10'3")

Maximum

Double glazed window to front elevation. Radiator. Carpeted. Access to inner hall.

DOWNSTAIRS CLOAKROOM/WC

Suite comprising low level WC and wash hand basin.

KITCHEN/DINING ROOM 5.74m x 2.34m (18'10" x 7'8")

UPVC double glazed window to rear elevation. Double glazed doors opening to rear garden. Fitted with a range of base and wall mounted units with granite worktop surfaces over incorporating stainless steel sink unit with mixer tap over. Integrated cooking appliances. Integrated white goods to include fridge/freezer, washing machine and dishwasher.

INNER HALL

Stairs rising to first floor landing. Carpeted.

LANDING

Double glazed window to side elevation. Storage cupboard. Doors to: -

BEDROOM ONE 4.27m x 2.92m (14'0" x 9'7")

Two double glazed windows to front elevation. Radiator. Carpeted. Door to: -

ENSUITE

Obscure double glazed window to front elevation. Heated towel rail. Suite comprising low level WC, pedestal wash hand basin and enclosed shower cubicle. Tiled flooring.

BEDROOM TWO 3.43m x 2.67m (11'3" x 8'9")

Double glazed window to rear elevation. Radiator. Carpeted.

BEDROOM THREE 2.97m x 2.39m (9'9" x 7'10")

Double glazed window to rear elevation. Radiator. Fitted cupboard. Carpeted.

BATHROOM 2.03m x 1.70m (6'8" x 5'7")

Obscure double glazed window to side elevation. Heated towel rail. Suite comprising low level WC, wash hand basin and panelled bath with overhead shower unit and fitted shower screen. Part tiled.

OUTSIDE

FRONT GARDEN

Low maintenance frontage providing off road parking and leading to the garage.

GARAGE

Single integral garage.

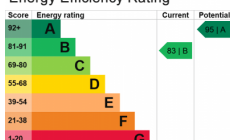
REAR GARDEN

Private rear garden which is mainly laid to lawn and enclosed by timber fencing. External double electric socket. Outside water tap.

DRAFT DETAILS

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

Energy Efficiency Rating

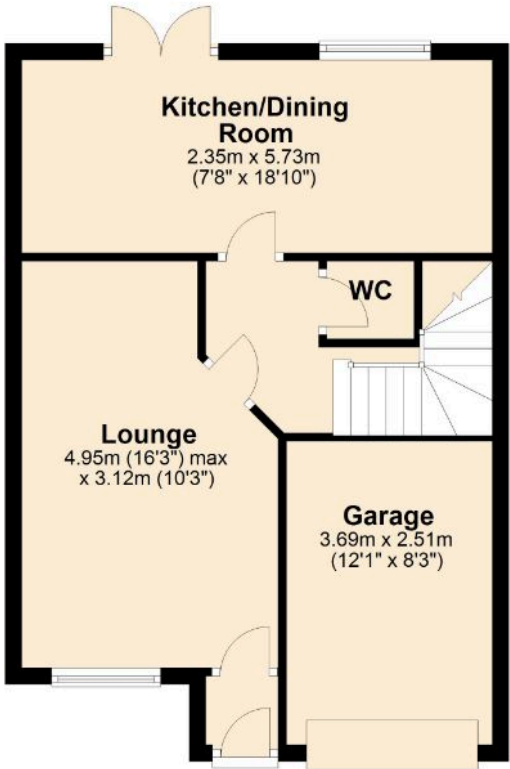


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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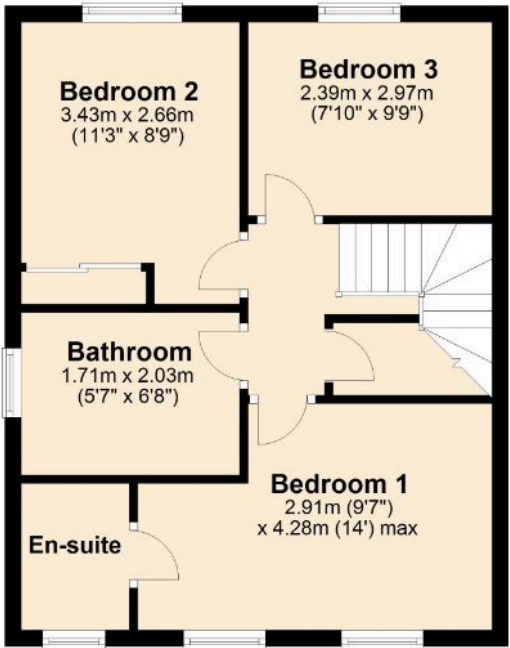
Ground Floor

Approx. 45.7 sq. metres (491.4 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.9 sq. feet)



Total area: approx. 86.9 sq. metres (935.3 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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