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Kingsmead, Kingsthorpe  
Northampton  
Northamptonshire, NN2 8HX

£309,995 Detached



Department: Sales

Tenure:



Jackson Grundy Estate Agents - Kingsthorpe  
66 Harborough Road, Kingsthorpe, Northampton, NN2 7SH

Call Us 01604 722197  
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## Property Summary

NO CHAIN. A well-presented three-bedroom detached family home situated within a cul de sac location close to Kingsthorpe amenities, and The Brampton Valley Way.

## Features & Utilities

- ✓ NO CHAIN
- ✓ Detached
- ✓ Three Bedrooms
- ✓ Converted Garage
- ✓ Conservatory
- ✓ Refitted Cloakroom
- ✓ Refitted Family Bathroom
- ✓ Off Road Parking
- ✓ Separate Reception Room
- ✓ Beautiful Gardens

## Property Overview

NO CHAIN. A well-presented three-bedroom detached family home situated within a cul de sac location close to Kingsthorpe amenities, and The Brampton Valley Way. The ground floor accommodation comprises entrance hall, refitted cloakroom, lounge, kitchen breakfast room, conservatory giving access to the garden, separate dining room and converted garage into utility room/storage area. To the first floor are three bedrooms and a refitted modern family bathroom. To the rear is a beautifully established garden including a pond, summerhouse, store, lawn area, decked area and a wealth of plants and shrubs. The property also benefits from a driveway and side access. Call 01604 722197 to arrange an appointment to view. EPC Rating: D. Council Tax Band: C.

### ENTRANCE HALL

Enter via uPVC double glazed front door with glazed glass. Stairs rising to first floor. Doors to:

### CLOAKROOM/WC

uPVC double glazed window with glazed glass to front. Radiator. WC. Wash hand basin. Alarm box. Electrical fuse box.

### LOUNGE 4.25m x 3.56m (13'11" x 11'8")

uPVC double glazed window on front elevation. Radiator. Feature fireplace with granite hearth and surround with electric log burner. Dado rail. Large understairs storage cupboard. Doors to:

### KITCHEN 2.75m x 4.52m (9' x 14'10")

uPVC double glazed window to rear elevation. A range of base and wall mounted units with roll top work surface over. Tiled splash back. Stainless steel sink and drainer with chrome mixer tap over. Space for electric cooker. Gas hob and extractor over. Splashbacks. Plumbing for washing machine. Space for fridge freezer. Space for table. Double doors open to:

### CONSERVATORY 2.40m x 2.24m (7'10" x 7'4")

uPVC double glazed conservatory with radiator and French doors leading to garden. Brick based.

### DINING ROOM 3.13m x 2.31m (10'3" x 7'7")

uPVC double glazed window to rear elevation. Radiator. Loft access. This room was converted as part of the garage. Leading to storage space.

### STORE SPACE

Base and shelving level units with roll top work surfaces over. Space for freezer and dryer. This room has also been converted from the garage.

### FIRST FLOOR LANDING

Airing cupboard housing hot water tank. Loft access. Doors to:

**BEDROOM ONE 3.46m x 2.58m (11'4" x 8'5")**

uPVC double glazed window to rear elevation. Radiator. Built in double wardrobe.

**BEDROOM TWO 2.92m x 2.58m (9'7" x 8'5")**

uPVC double glazed windows to front elevation. Radiator. Built in double wardrobe.

**BEDROOM THREE 2.79m x 1.98m (9'2" x 6'6")**

uPVC double glazed window to front elevation. Radiator.

**FAMILY BATHROOM 1.96m x 1.96m (6'5" x 6'5")**

Obscured uPVC double glazed window to rear elevation. Double shower cubicle fully tiled. Half tiled walls. Wash hand basin in vanity unit. Low level flush WC. Heated chrome towel rail.

**OUTSIDE****FRONT GARDEN**

Mainly laid to gravel with pathway to front door and secure gated access to side. Blocked paved driveway giving off road parking. Generous amount of established plants and shrubs.

**REAR GARDEN**

Landscaped rear garden has a raised decked seating area and the remainder is mainly laid to lawn. Very well stocked flower and shrub borders. Summerhouse with power and lighting. Greenhouse and shed. A feature pond. Garden is enclosed by wood panelled fencing and mature bushes and trees. The rear garden enjoys a sunny aspect and high degree of privacy.

**DRAFT DETAILS**

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

**MATERIAL INFORMATION**

Type - Detached

Age/Era - Ask Agent

Tenure - Ask Agent

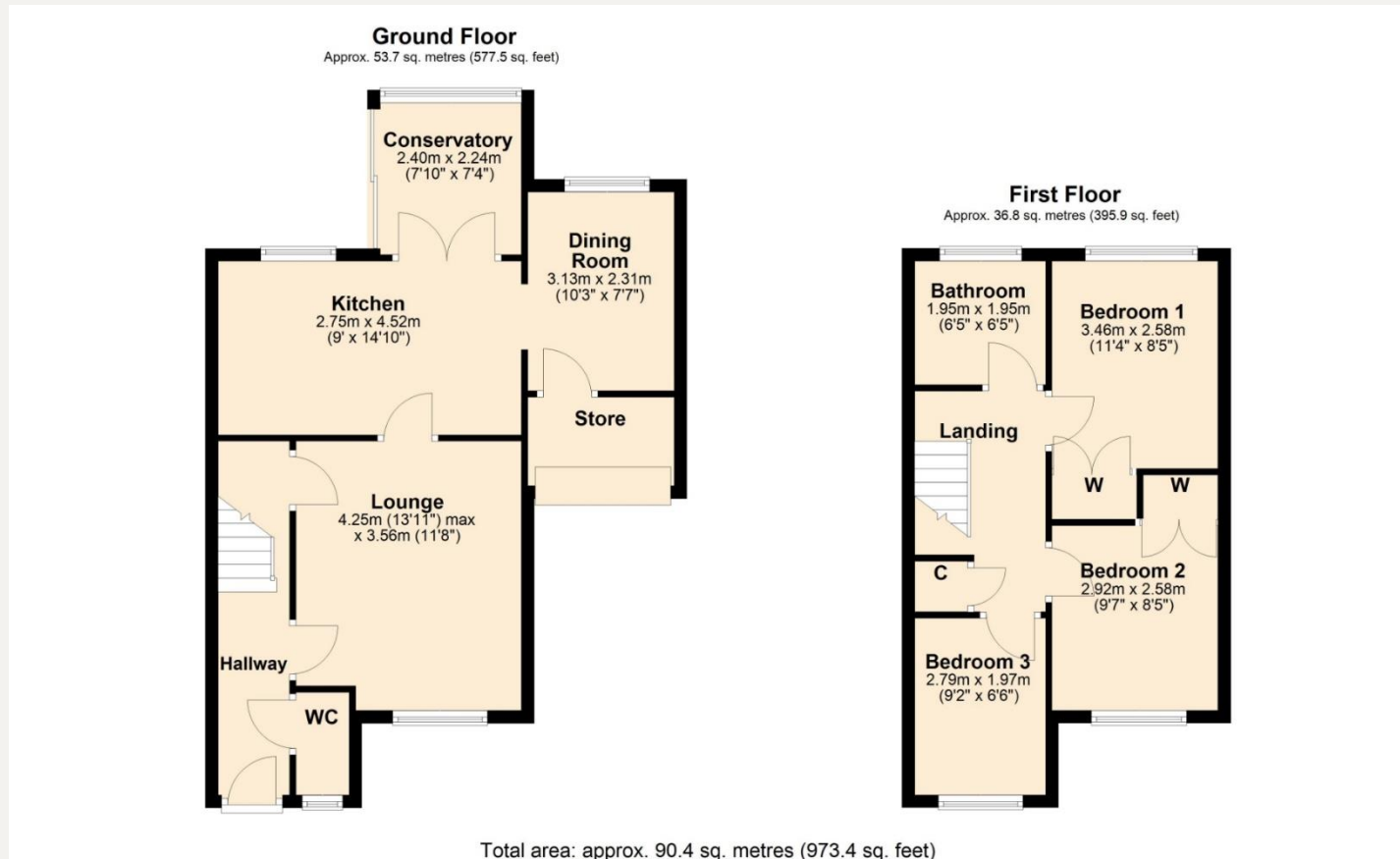
Ground Rent - Ask Agent

Service Charge - Ask Agent  
Council Tax - Band C  
EPC Rating - D  
Electricity Supply - Mains  
Gas Supply - Mains  
Water Supply - Mains  
Sewerage Supply - Mains  
Broadband Supply - Ask Agent  
Mobile Coverage - Depends on provider  
Heating - Gas Central Heating  
Parking - Driveway, Garage  
EV Charging - Ask Agent  
Accessibility - Ask Agent  
Coastal Erosion Risk - Ask Agent  
Flood Risks - Has not flooded in the last 5 years, No flood defences  
Mining Risks - Ask Agent  
Restrictions - Ask Agent  
Obligations - No restrictions, No private right of way, No Public right of way  
Rights and Easements - Ask Agent

### AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan





## Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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