



**56 Drovers Walk, Kingsthorpe, Northampton, NN2 8BB**  
**£160,000 Leasehold**

A first floor two bedroom maisonette, located at the end of a cul-de-sac. The sale offers no onward chain and would be an ideal first purchase. The accommodation comprises entrance hall with three storage cupboards, lounge, kitchen, two bedrooms and a three piece bathroom. Additional features include gas radiator central heating, double glazed windows, off road parking in a car park located to the rear and the valuers opinion is offered in good and neutral decoration. EPC: TBC. Council Tax Band: A.

We have been advised of the following: Ground rent £10 per year (review date TBC). Service Charge £64.80 per month (review date TBC) 91 years remaining on lease. This information would need to be verified by your chosen legal representative.

**Two Bedrooms | Double Glazing | Cul-De-Sac Location | Off Road Parking | Gas Radiator  
Central Heating | No Onward Chain**

**modern marketing · traditional values**

## GROUND ENTRANCE

Enter via double glazed front door. Stairs to landing with doors to hall. Double glazed window to side elevation.

## HALL

Enter via front door. Three storage cupboards. Radiator. Space for fridge/freezer.

## KITCHEN 2.39m x 2.26m (7'10 x 7'5)

Double glazed window to front elevation. A range of wall and base level units with roll top work surfaces over. One and a half bowl sink unit and drainer with mixer tap over. Fitted four ring gas hob with oven below and extractor fan over. Space for white goods. Tiled floor. Spotlights.

## LOUNGE 3.25m x 4.19m (10'8 max x 13'9)

Double glazed window to front elevation. Radiator.

## BEDROOM ONE 3.18m x 3.43m (10'5 x 11'3)

Double glazed window to rear elevation. Radiator.

## BEDROOM TWO 2.59m x 2.54m (8'6 x 8'4)

Double glazed window to rear elevation. Radiator.

## BATHROOM 1.60m x 1.96m (5'3 x 6'5)

Frosted double glazed window to side elevation. Low level WC. Wash hand basin with cupboard below. Panelled bath and mixer tap with shower attachment over. Tiled splash back. Heated towel radiator. Extractor fan.

## OUTSIDE

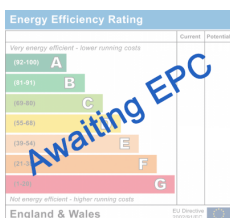
Open plan laid to lawn rear garden. Path to door. Off road parking for two vehicles in car park located to the rear. Outside store cupboard.

## AGENT NOTE

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## DRAFT DETAILS

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

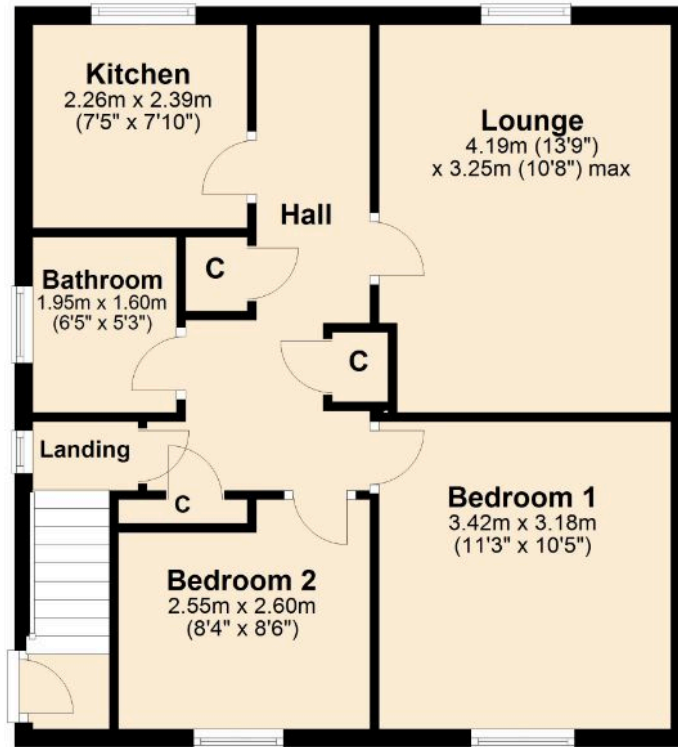


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

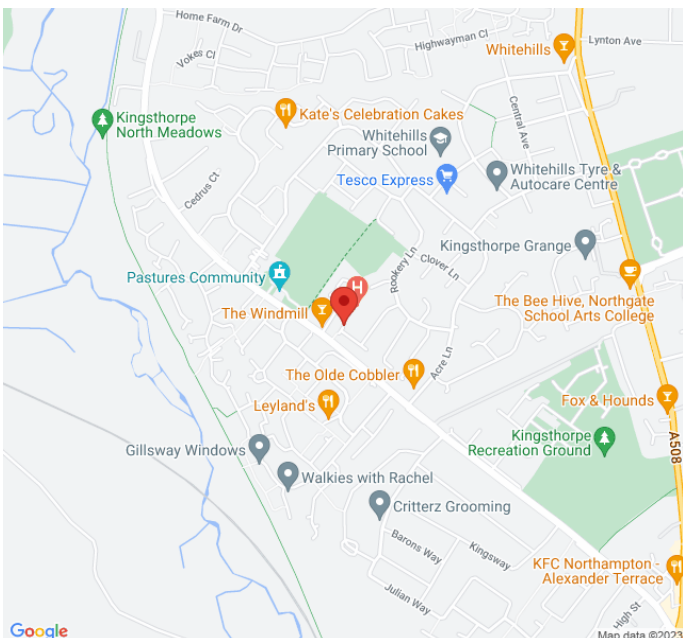
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## Floor Plan

Approx. 54.9 sq. metres (591.0 sq. feet)



Total area: approx. 54.9 sq. metres (591.0 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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