



1 Clover Lane, Kingsthorpe, Northampton, NN2 8BT
£375,000 Freehold

A well presented spacious four bedroom detached property within the sought after location of Clover Lane, situated within close proximity to local amenities, bus routes, schooling and countryside walks. The ground floor accommodation comprises entrance hall, cloakroom, lounge dining room, conservatory and kitchen. To the first floor there are four bedrooms and a four piece family bathroom. To the rear is a fully enclosed garden with a private aspect and side access. To the front of the property is off road parking, a pleasant garden and access to the single garage. Offered with no onward chain. Call 01604 722197 to arrange a viewing. EPC Rating: D. Council Tax Band: D

Spacious Detached Home | Four Bedrooms | Modern Kitchen | Four Piece Bathroom | Downstairs Cloakroom | No Chain

modern marketing · traditional values

ENTRANCE HALL

uPVC double glazed obscure entrance door with side window. uPVC double glazed obscure window to side elevation. Two radiators. Fitted mat. Staircase rising to first floor landing. Internal obscure window to lounge.

WC

uPVC double glazed obscure window to front elevation. Radiator. Vinyl flooring. WC and sink with work top and storage under.

LOUNGE/DINING ROOM 6.83m x 5.13m (22'5 x 16'10)

uPVC double glazed window to front elevation. Double glazed aluminium doors into conservatory. Door to kitchen. Three radiators. Feature fireplace with alcoves.

CONSERVATORY 2.46m x 3.71m (8'1 x 12'2)

uPVC double glazed windows to side and rear elevations. Double doors onto garden. Tiled floor. Radiator.

KITCHEN 2.97m x 3.68m (9'9 x 12'1)

uPVC double glazed door to side elevation. Shaker wall and base units with work surfaces over. Radiator. Porcelain sink and drainer with mixer tap. Integrated dishwasher. Double oven, electric hob and extractor. Spotlights. Vinyl flooring.

FIRST FLOOR LANDING

uPVC double glazed obscure window to front elevation. Radiator. Storage cupboard.

BEDROOM ONE 3.10m x 4.11m (10'2 x 13'6)

Two uPVC double glazed windows to front elevation. Radiator. Fitted cupboards.

BEDROOM TWO 3.63m x 3.20m (11'11 x 10'6)

uPVC double glazed window to rear elevation. Radiator. Fitted cupboard and wardrobes.

BEDROOM THREE 3.18m x 2.72m (10'5 x 8'11)

uPVC double glazed window to front elevation. Radiator. Fitted cupboard.

BEDROOM FOUR 2.57m x 2.69m (8'5 x 8'10)

uPVC double glazed window to rear elevation. Radiator. Fitted cupboard.

BATHROOM 2.16m x 2.87m (7'1 x 9'5)

uPVC double glazed obscure window to rear elevation. Radiator. Extractor. Suite comprising low level WC, pedestal wash hand basin, panelled bath and enclosed double shower cubicle with tiled surround, grab rail and wall mounted shower. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

Block paved driveway providing off road parking. Access to the single garage, side of the property and front.

GARAGE

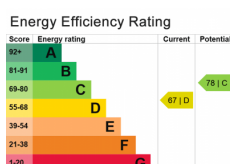
Up and over door. Radiator.

REAR GARDEN

Side access. Block paved patio area with various flower beds. Steps down to grass area. Enclosed by fencing and wall.

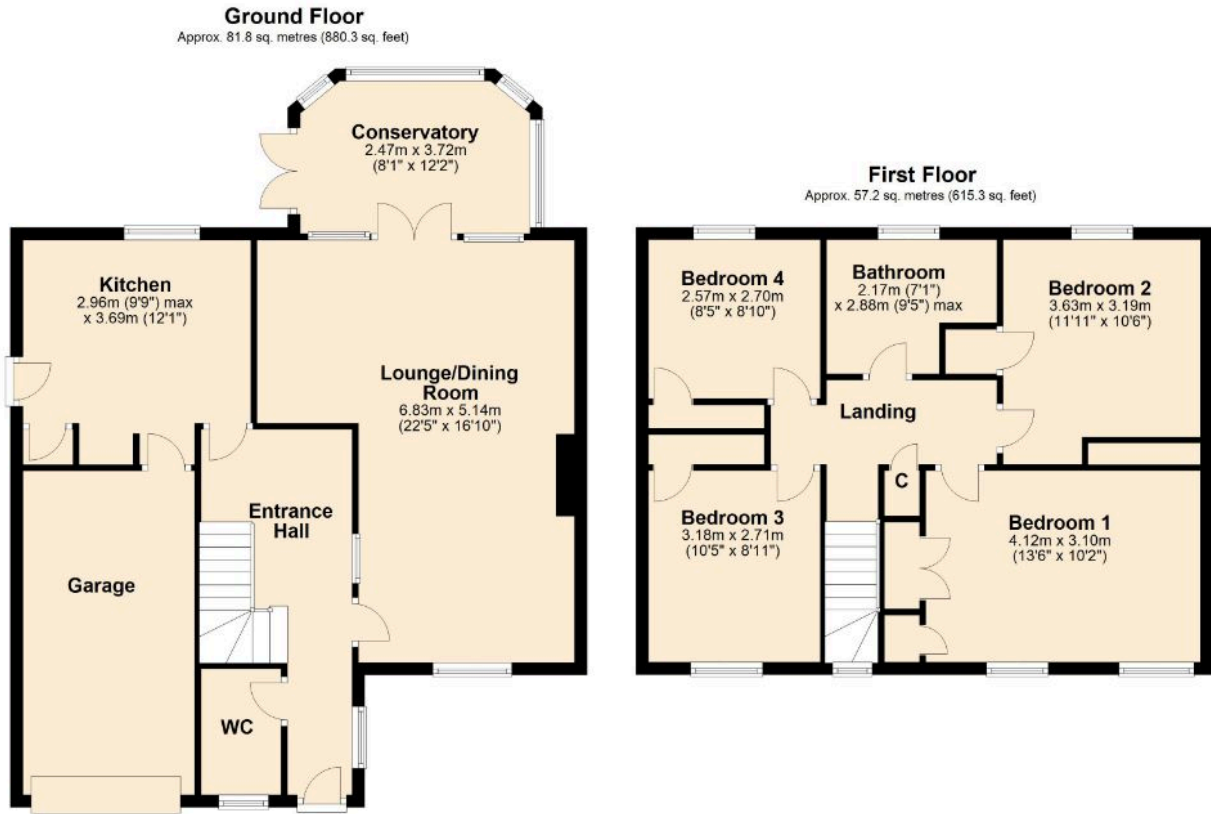
DRAFT DETAILS

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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Total area: approx. 139.0 sq. metres (1495.7 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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