

116 Milton Street North, Kingsley, Northampton, NN2 7DE
£219,995 Freehold

A lovely semi-detached house situated in the ever sought after area of Kingsley Park. The property has a conservatory extension on the ground floor and offers two double bedrooms, contemporary fittings, gas fired radiator central heating, double glazing, entrance hall, lounge with fireplace, recently refitted kitchen, conservatory, landing, two bedrooms, shower room, front courtyard and good size rear garden. Viewing is recommended. EPC Rating: E

**Mature Semi-Detached House | Two Bedrooms | Re- Fitted Kitchen | Conservatory Addition
| Gas Central Heating with Replacement Boiler | Nice Garden**

modern marketing · traditional values

ENTRANCE HALL

uPVC double glazed entrance door and window.
Staircase rising to first floor landing. Doors to:

LOUNGE 4.88m x 3.35m (16'0 x 11'0)

Double glazed window to front elevation with display sill. Chimney breast, fireplace and alcoves. Picture rail. Double glazed patio doors to garden. Radiator.

KITCHEN 5.08m x 3.25m (16'8 x 10'8)

Double glazed windows to front and rear elevations. Double glazed door to conservatory. Fitted with a range of gloss wall mounted and base level cupboards and drawers with work surfaces over. Single drainer sink unit with mixer tap over. Metro style tiling. Built in five ring gas hob, oven below and extractor over. Space for American style fridge/freezer and units around including larder unit. Tiled floor. Radiator.

CONSERVATORY 3.35m x 4.83m (11'0 x 15'10)

A lovely space with French doors to garden. Tiled floor. Doors to both kitchen and lounge.

FIRST FLOOR LANDING

Double glazed window to rear elevation. Cupboard housing boiler. Access to loft space. Doors to:

BEDROOM ONE 4.88m x 3.35m (16'0 x 11'0)

Double glazed window to front and rear elevations. Chimney breast and alcoves. Two overstairs cupboards.

BEDROOM TWO 3.00m x 2.36m (9'10 x 7'9)

Double glazed window to front elevation. Overstairs cupboard. Radiator.

BATHROOM 1.96m x 2.01m (6'5 x 6'7)

Obscure double glazed window to rear elevation. Ladder style radiator. Tiled shower cubicle, low level WC and wash hand basin in vanity unit. Tiled walls.

OUTSIDE

FRONT GARDEN

Low level wall and hedging.

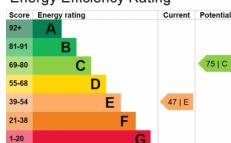
REAR GARDEN

Patio and lawn. Rockery garden. Enclosed by low level wall and fencing. Side gated access. No houses directly behind and view of St Matthews church spire.

DRAFT DETAILS

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

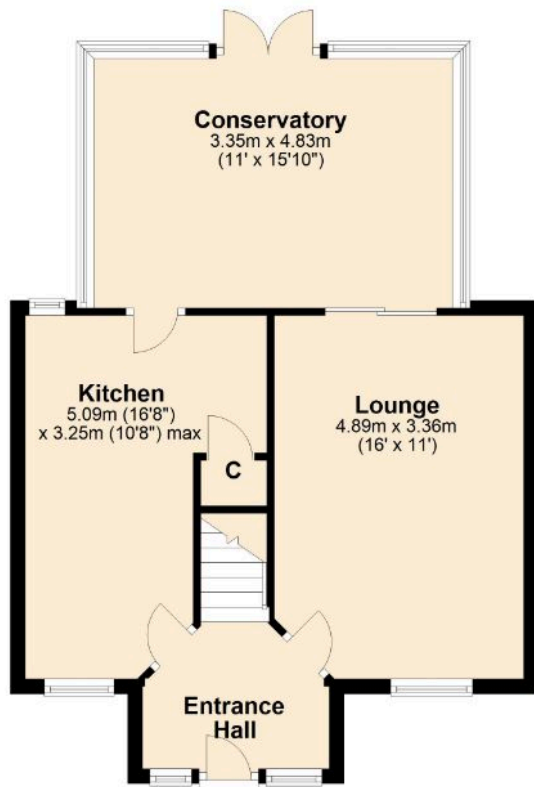
Energy Efficiency Rating



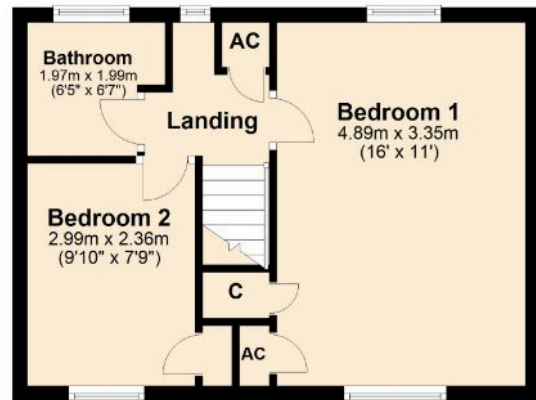
Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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



First Floor



Total area: approx. 85.6 sq. metres (921.1 sq. feet)



LOCAL AREA INFORMATION

The area of Kingsley derived its name from its position as an outlying corner of Kingsthorpe manor with the main focal point being the Racecourse. This large green open space has defined the development of houses around it and whilst no longer used for spring and autumn racing it is preserved as an open recreation ground. It was also the cessation of racing that led to the Kingsley Park Hotel standing empty for some 18 years and being nicknamed The White Elephant, a name it retains today. The remainder of local facilities are predominantly located along Kingsley Park Terrace and include restaurants, take away foods, general stores, building society, hair salons, car parts and chemist, though residents can access Northampton town centre's additional shops, entertainment venues and facilities a mile away, including a train station with mainline services to London Euston and Birmingham New Street.

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