



**37 Fairway, Kingsley, Northampton, NN2 7JX**  
**£240,000 Freehold**

Jackson Grundy are proud to offer for sale this well presented three bedroom family home in the popular area of Kingsley. The home is offered in good condition and is available with no upper chain. In brief the home comprises lounge/dining room and kitchen to the ground floor, with three bedrooms including two doubles, and a family bathroom to the first floor. Outside benefits from a small front garden and a generous garden to the rear leading to a single garage accessed via a service road. With views from the rear overlooking Kingsthorpe golf course, we recommend calling to book your viewing at the earliest opportunity. EPC: TBC. Council Tax: C.

**Three Bedroom Family Home | Terraced | Refitted Kitchen and Bathroom | Lounge/Dining Room | Garage to Rear | No Upper Chain**

**modern marketing · traditional values**

### ENTRANCE PORCH

uPVC double glazed window and composite door to hallway. Storm canopy. Gas meter. Tiled floor.

### HALLWAY

Radiator. Doors to kitchen and lounge/dining room. Staircase to first floor landing. Door to understairs cupboard. Cupboard housing electric meter and fuse box. Wood laminate flooring.

### LOUNGE/DINING ROOM 8.03m into bay x 2.92m (26'4 into bay x 9'7)

uPVC double glazed window to front elevation. Radiator. Gas fireplace with stone surround and wooden mantle. uPVC double glazed sliding doors to garden. Wood laminate floor.

### KITCHEN 2.90m x 2.18m (9'6 x 7'2)

uPVC double glazed window and door to garden. Radiator. Refitted range of wall and base units. Roll top work surfaces over. Fitted four ring gas hob with stainless steel extractor. One and a half stainless steel sink. Space and plumbing for white goods. Wood laminate flooring. Door to pantry.

### LANDING

Doors leading to bedrooms and bathroom. Loft hatch.

### BEDROOM ONE 4.85m into bay x 3.15m (15'11 into bay x 10'4)

uPVC double glazed bay window to front elevation. Radiator. Cupboard.

### BEDROOM TWO 3.15m x 3.15m (10'4 x 10'4)

uPVC double glazed window to rear elevation. Radiator.

### BEDROOM THREE 2.24m x 1.98m (7'4 x 6'6)

uPVC double glazed window to front elevation. Radiator. Cupboard over bulk head.

### BATHROOM 1.63m x 1.96m (5'4 x 6'5)

uPVC double glazed window to rear elevation. Extractor fan. Three piece including panelled bath with shower over. Pedestal wash hand basin and low level WC. Tiled splash back areas. Part wooden clad walls. Tiled floor.

### OUTSIDE

### FRONT

Steps down to front door. Gravelled bedding areas. Brick retaining wall.

### REAR GARDEN

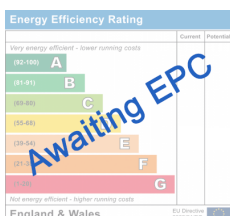
Largely laid to lawn rear garden. Paved patio. Decked area and steps to rear. Enclosed by timber panelled fence. Path to rear gate and garage.

### GARAGE

Up and over door.

### DRAFT DETAILS

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



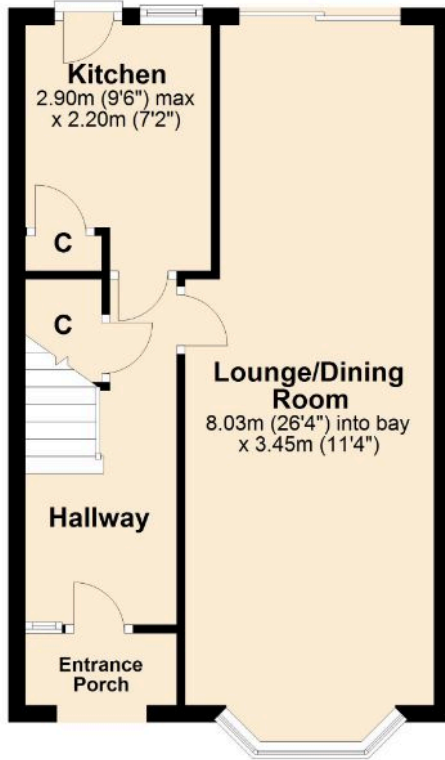
Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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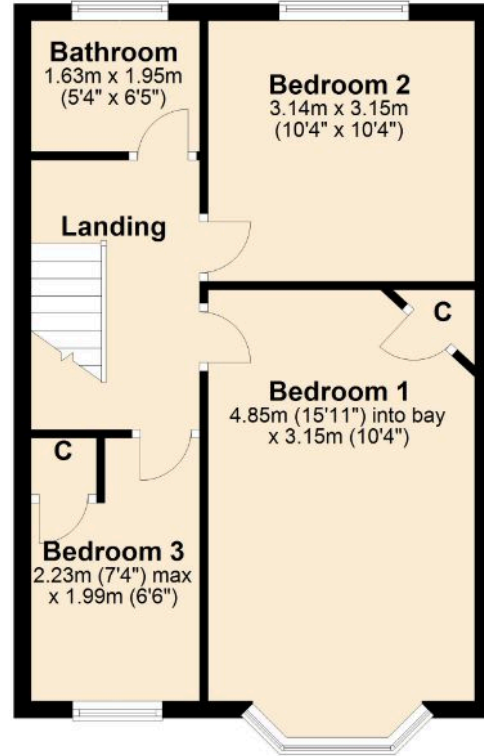
### Ground Floor

Approx. 39.0 sq. metres (420.1 sq. feet)



### First Floor

Approx. 43.8 sq. metres (471.8 sq. feet)



Total area: approx. 82.9 sq. metres (891.8 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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