



39 Masefield Way, Kingsley, Northampton, NN2 7JT
£245,000 Freehold

Jackson Grundy are proud to offer for sale this substantial three bedroom semi detached bungalow in one of Kingsley most sought after locations. The home has been significantly extended and requires some modernisation. The home in brief comprises three bedrooms, a wet room, utility, kitchen and an 18' lounge/dining room. Outside benefits from low maintenance front and rear gardens, including a block paved driveway to the front. The home is offered with no upper chain and we recommend calling to book your viewing at the earliest opportunity. EPC Rating: TBC. Council Tax Band: C

Generously Extended Bungalow | Three Bedrooms | 18ft Lounge/Dining Room | Block Paved Driveway | Kitchen & Utility | No Upper Chain

modern marketing · traditional values

**STORM PORCH 2.16m into cupboard x 1.75m
(7'1 into cupboard x 5'9)**

uPVC double glazed door to:

ENTRANCE HALL

Radiator. Access to loft space. Doors to:

**BEDROOM ONE 4.22m into bay x 3.02m (13'10
into bay x 9'11)**

uPVC double glazed bay window to front elevation.
Radiator.

BEDROOM TWO 3.91m x 2.79m (12'10 x 9'2)

uPVC double glazed window to rear elevation.
Radiator. Laminate flooring.

**BEDROOM THREE 2.84m Max x 2.36m (9'4 Max
x 7'9)**

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

WET ROOM 1.63m x 1.60m (5'4 x 5'3)

uPVC double glazed window to side elevation.
Radiator. Tiled walls. Electric shower, pedestal
wash hand basin and low level WC. Tiled walls.

UTILITY ROOM 2.11m x 1.63m (6'11 x 5'4)

uPVC double glazed window to side elevation. Part
tiled walls. Wall and base units. Roll top work
surfaces. Wall mounted gas combination boiler.

KITCHEN 3.56m x 3.00m (11'8 x 9'10)

Windows and glazed door to lounge/dining room.
uPVC double glazed window to side elevation.
Radiator. Wall and base units with roll top work
surfaces over. Space and plumbing for white
goods. One and a half bowl stainless steel sink
and drainer. Tiling to splash back areas.

**LOUNGE/DINING ROOM 4.80m x 5.49m (15'9 x
18'0)**

Two uPVC double glazed French doors to rear
garden. Radiator. Gas feature fireplace with marble
surround and hearth and wooden mantel. Tiled
floor. Glazed door and window to side porch.

SIDE PORCH

uPVC double glazed door and window to front
elevation. Tiled walls and floor. Built in cupboards.

OUTSIDE

FRONT GARDEN

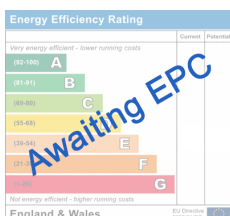
Block paved driveway and paved steps to further
block paving and path to entrance. Bark chippings,
plants and shrubs to bedding areas. Metal gates to
driveway and pedestrian access. Enclosed by
timber panelled fencing.

REAR GARDEN

A largely block paved rear garden, set over split
levels. Gravel and pebbles to some bedding areas.
Paved steps from rear of bungalow to garden.
Door to storage area beneath bungalow. Enclosed
by timber panelled fencing.

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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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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