



**44 Murray Avenue, Kingsley, Northampton, NN2 7BS**  
**£325,000 Freehold**

Jackson Grundy are proud to offer for sale this much improved three bedroom semi-detached family home set over four floors in the popular area of Kingsley. The home has been modernised and boasts a refitted Howdens kitchen and bathroom, a refitted gas combination boiler and a re-modelled rear garden. In brief the home comprises dining room and kitchen to the ground floor, an open plan lounge/dining room and utility/WC to the lower ground floor, two bedrooms and the family bathroom to the first floor and bedroom three to the second floor. Outside benefits from a gravelled driveway and block paved front garden, and a beautifully laid and low maintenance garden to the rear. The home is offered in exceptional condition and we therefore recommend calling to book your viewing at the earliest opportunity. EPC:D. Council Tax: B.

**Refitted Kitchen | Refitted Bathroom | Refitted Gas Combination Boiler | Re-Modelled Garden**  
**| Three Bedrooms | Semi-Detached Family Home**

**modern marketing · traditional values**

## ENTRANCE

Storm Porch with composite door to hallway. Tiled floor.

## HALLWAY

Laminate flooring. Radiator. Doors to dining and kitchen. Stairs to first floor.

## DINING 3.78m x 3.48m (12'5 x 11'5)

uPvc double glazed bay window to front elevation. Radiator. Laminate flooring. Log Burner with brick hearth.

## KITCHEN/BREAKFAST 3.25m x 4.60m (10'8 x 15'1)

uPVC double glazed windows to rear elevation. Refitted Howdens Kitchen with quartz work tops over. Butler sink. Integrated appliances including microwave and electric fitted ovens, dishwasher, fridge freezer, four ring electric hob and soft close to doors and drawers. Tiled floor and splash backs. Stairs with glass balustrade to lower ground floor.

## LOUNGE/DINING 7.49m Max x 4.50m Max (24'7 Max x 14'9 Max)

Double glazed bi-fold doors to garden. Radiator. Wood laminate flooring. Door to utility/WC.

## UTILITY/WC 1.78m x 1.52m (5'10 x 5)

Low level WC. Wall mounted wash hand basin. Space for white goods with work top surface over. Cupboard housing refitted gas combination boiler. Extractor fan at ceiling. Laminate flooring.

## FIRST FLOOR LANDING

Doors to bedrooms one and two. Bathroom. and stairs to second floor.

## BEDROOM ONE 3.05m x 4.62m (10' x 15'2)

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

## BATHROOM 2.34m x 1.47m (7'8 x 4'10)

uPVC double glazed window to rear elevation. Radiator. Refitted three piece suite including deep double ended bath with shower over. Wall mounted wash hand basin. Low level WC. Tiled floor and walls.

## BEDROOM TWO 3.30m x 3.00m (10'10 x 9'10)

uPVC double glazed window to rear elevation. Radiator. Cupboard over stairs.

## SECOND FLOOR/BEDROOM THREE 3.45m Max x 4.47m Max (11'4 Max x 14'8 Max)

Two Velux windows to rear.

## OUTSIDE

### FRONT

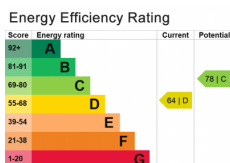
Gravelled driveway and block paved garden with mature tree to centre.

### REAR

Remodelled garden with attractive generous patio area. Laid to large paving. Gravelled and paved steps to gate and access to front. Artificial lawned area with bark chippings and gravel to most borders. Timber shed. Enclosed by timber panel fence with timber panel gate to rear.

### DRAFT DETAILS

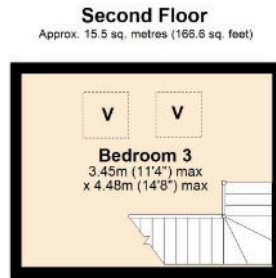
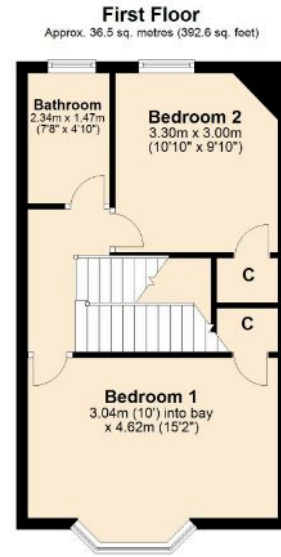
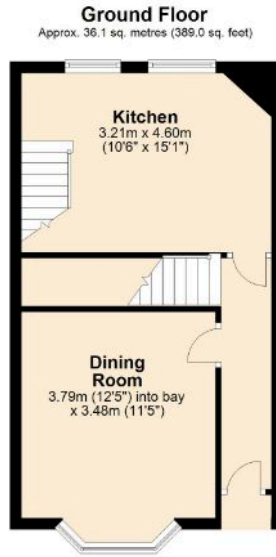
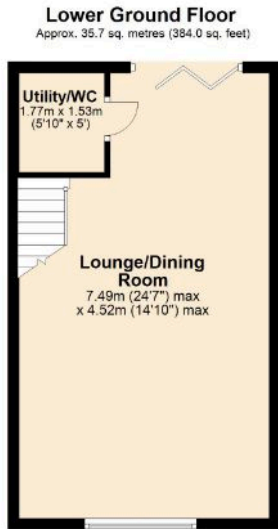
At the time of print, these particulars are awaiting approval from the Vendor(s).



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. 123.8 sq. metres (1332.2 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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