



**3 Murray Avenue, Kingsley, Northampton, NN2 7BS**  
**£230,000 Freehold**

Jackson Grundy are proud to offer for sale this beautifully presented, open plan and detached bungalow located in the popular and established area of Kingsley. The home is offered in excellent condition, most notably benefitting from refitted bi-fold doors to the full width of the rear of the home, a refitted three piece shower room, underfloor heating and beautiful wooden flooring to most of the living areas. In brief the home comprises entrance hallway leading to lounge, kitchen and dining room, with a 'Jack and Jill' bathroom to the hallway and bedroom. Outside offers a private and enclosed rear garden, with a block paved driveway to the front and steps to the front door. Call now to book your viewing and avoid disappointment!. EPC Rating: D. Council Tax: B.

**Excellent Condition | Refitted Three Piece Shower Room | Detached Bungalow | Refitted Bi-fold Doors to Full Width at Rear | Driveway | Open Plan Living**

modern marketing · traditional values

### ENTRANCE HALL

Composite entrance door with frosted double glazed panel. Door to open plan lounge/kitchen/dining room. Door to bathroom. Wooden flooring.

### SHOWER ROOM 2.41m x 1.73m (7'11 x 5'8)

Obscure uPVC double glazed window to side elevation. Refitted three piece suite including walk-in shower cubicle, low level WC and wide vanity wash hand basin, heated towel rail, radiator and wooden flooring. Tiling to splash back areas and extractor fan. Spotlights to ceiling.

### LOUNGE 3.58m x 3.33m (11'9 x 10'11)

uPVC double glazed bay window to front elevation. Radiator. Multi fuel log burner inset to chimney breast. Television point. Telephone point. Wooden flooring. Fitted wooden slatted blinds.

### KITCHEN AREA 3.91m x 2.39m (12'10 x 7'10)

Fitted with a range of wall mounted and base level cupboards and drawers with work surfaces over. One and a half bowl ceramic sink and drainer with mixer tap over. Stainless steel panel to splash backs. Integrated five ring gas hob with stainless steel extractor over. Integrated high level oven. Space for white goods. Spotlights to ceiling. Wooden flooring.

### DINING AREA 2.34m x 5.46m (7'8 x 17'11)

Aluminium glazed bi-fold doors to rear elevation. Radiator. Spotlights to ceiling. Wooden flooring. Double doors to bedroom.

### BEDROOM 3.25m x 2.95m (10'8 x 9'8)

Radiator. Built in cupboards and drawers. Door to shower room.

### OUTSIDE

### FRONT GARDEN

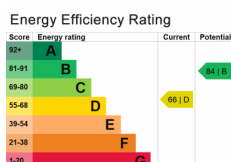
Open plan and block paved with steps leading to entrance door. Off road parking for one car.

### REAR GARDEN

Low maintenance paved rear garden. Enclosed, mainly via wooden panelled fencing and brick walling to part of one side. Gated pedestrian side entrance to front. Wooden shed. Timber gate to rear.

### DRAFT DETAILS

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

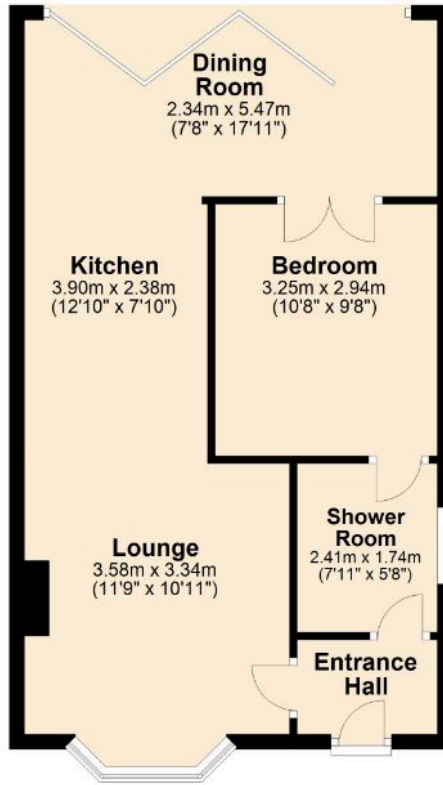


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

Approx. 51.1 sq. metres (549.8 sq. feet)



Total area: approx. 51.1 sq. metres (549.8 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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