



# Bective Close

Kingsthorpe, Northampton

oriordanbond  
SALES & LETTINGS



## Bective Close

Kingsthorpe  
NN2 7FF

Guide Price  
£269,500

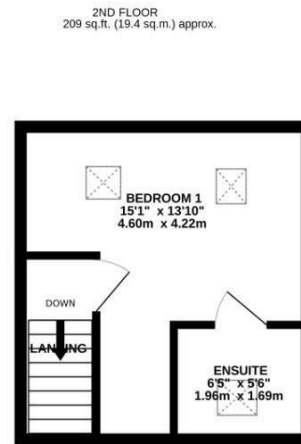
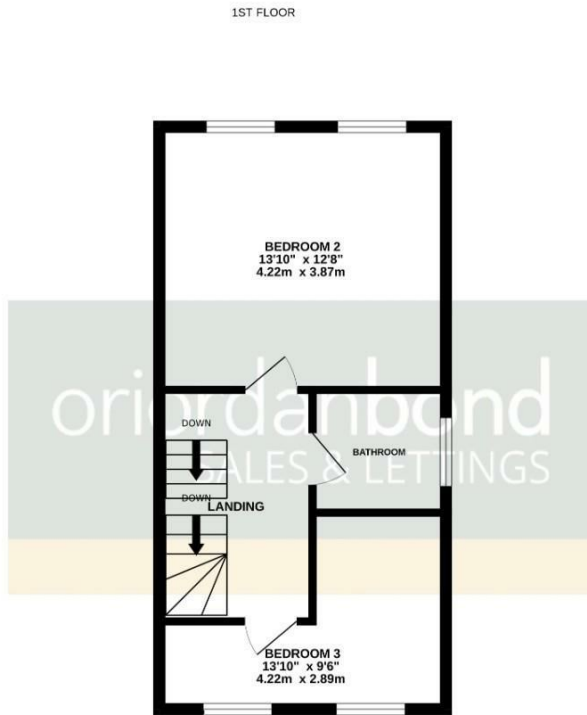
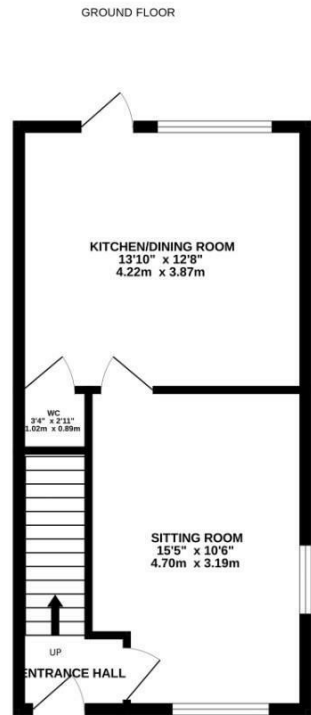
A well presented and extended three bedroom family home located in this sought after area in the heart of Kingsthorpe. The property is within walking distance to local amenities and has easy access to schools and Northampton train station.

The accommodation over three floors comprises entrance hall, sitting room, open plan kitchen/dining room with cloakroom/WC and access to the rear garden. From the first floor landing are two double bedrooms and a three-piece family bathroom. From the second floor is a new master suite with a fully tiled en-suite bathroom. Outside is a private landscaped rear garden with artificial lawn. To the front are two car parking spaces. Further benefits include uPVC double glazing and gas radiator heating. (A/987/S)

- Extended three bedroom family home
- En-suite bathroom to master bedroom
- Open plan kitchen/dining room
- Gas radiator heating
- Landscaped rear garden
- Two car parking spaces







TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Additional information

- Council Tax Band: B
- Energy Efficiency Rating: B

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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