



# Grasscroft

Kingsthorpe, Northampton

oriordanbond  
SALES & LETTINGS





## Grasscroft

Kingsthorpe  
NN2 8QH

Price  
£285,000

A beautifully presented three bedroom semi-detached family home located in this popular area of Kingsthorpe. The property is set within easy access to local amenities, countryside walks and a ten minute drive to Northampton train station.

The accommodation comprises entrance hall, shower room, dining room/fourth bedroom, separate kitchen and a 21' sitting room with French doors leading to the rear garden. From the first floor landing is a fully tiled family bathroom and three bedrooms with bedroom one and two benefitting from extra storage cupboards. Outside, to the rear of the property is a private garden with patio area leading to laid to lawn and shrub borders. To the front of the property is a large driveway providing off road parking for several vehicles. Further benefits include uPVC double glazing and gas radiator heating (B/1055/M)

- Beautifully presented three bedroom semi-detached
- Separate shower room and bathroom
- Two reception rooms
- Gas radiator heating
- Private rear garden
- Ample off road parking









**LOUNGE**  
21'11" x 12'2"  
6.69m x 3.71m

**DINING ROOM**  
15'1" x 7'5"  
4.59m x 2.25m

**KITCHEN**  
11'2" x 9'7"  
3.40m x 2.92m

**CUPBOARD**

**UP**

**ENTRANCE HALL**

**SHOWER ROOM**

The floor plan shows a central landing area with a staircase labeled 'DOWN'. To the left of the landing is Bedroom One (11'10" x 11'0", 3.60m x 3.35m) which includes a bay window and a cupboard. To the right of the landing is Bedroom Two (11'0" x 9'0", 3.35m x 2.74m) and a Bathroom. A ring cupboard is located near the bathroom. A large bay window is also present on the left side of the plan.

**BEDROOM TWO**  
11'0" x 9'0"  
3.35m x 2.74m

**BATHROOM**

**LANDING**  
DOWN

**BEDROOM ONE**  
11'10" x 11'0"  
3.60m x 3.35m

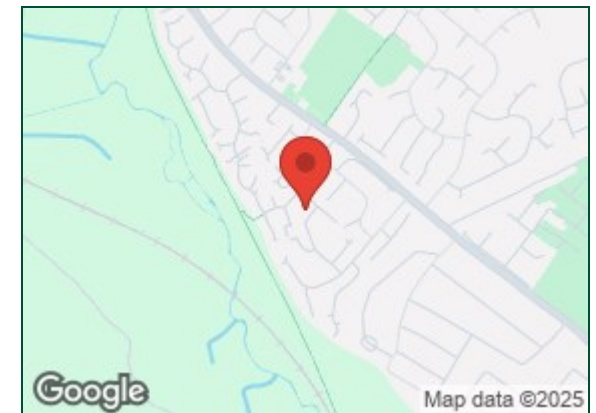
**BEDROOM THREE**  
11'10" x 6'6"  
3.60m x 1.98m

**CUPBOARD**

**RING CUPBOARD**

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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- Council Tax Band: C
- Energy Efficiency Rating: D

Viewing strictly by appointment – details below

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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