



Well Yard

Kingsthorpe Village, Northampton

oriordanbond
SALES & LETTINGS



Well Yard

Kingsthorpe Village
NN2 6QX

O.I.R.O
£450,000

Nestled in the heart of Kingsthorpe village is this charming four bedroom stone cottage, tastefully refurbished by the current owners, offering lots of character features throughout. The property is offered to the market with no onward chain and is within walking distance to Kingsthorpe village primary school as well as many local shops and amenities Kingsthorpe has to offer and easy access to Northampton train station.

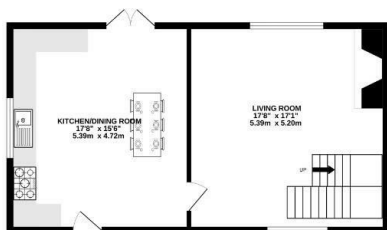
Accommodation over three floors comprises a large open plan kitchen/dining room with ample wall and base units, French doors to the rear garden and room for a large dining table. The living room features a grand fireplace with wood burning stove, dual aspect windows and stairs to the first floor. From the landing is a refurbished family bathroom and three great size bedrooms with feature cupboards and en-suite toilet to the largest. The second floor provides a very grand master suite with exposed beams and vaulted ceilings leading to an open en-suite with separate bath leading through to a walk-in wardrobe. Outside is a low maintenance stone walled private garden with a fantastic seating area and access to the main road. To the front of the property is a low maintenance garden. There is also a separate garage and parking space. (A/1538/S)

- Four bedroom stone cottage
- Open en-suite bathroom to master bedroom
- Large open plan kitchen/dining room
- Low maintenance stone walled private garden
- Garage and parking space
- No onward chain

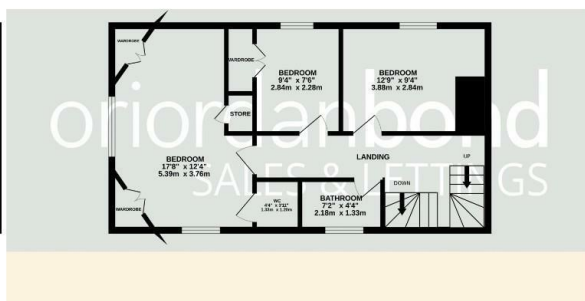




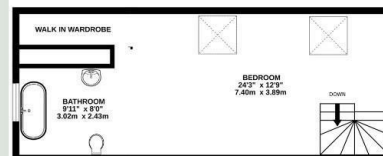
GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



2ND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1538 sq.ft. (142.9 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: E
- Energy Efficiency Rating: E

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.

O'Riordan Bond Kingsthorpe Sales

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