

SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band C

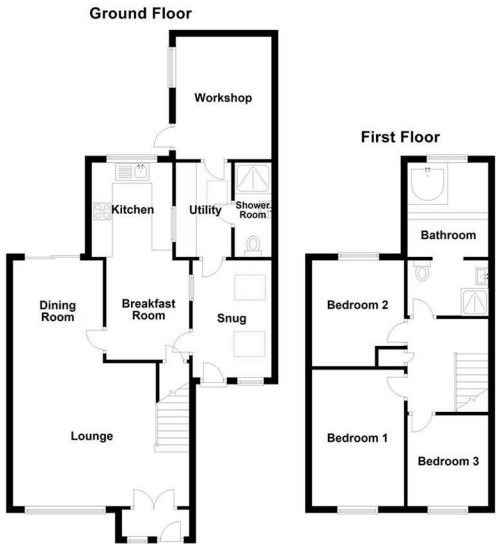
LOCAL AMENITIES

The centre of Kingsthorpe offers many facilities including Supermarkets, Library, Off Licence, Video Store, Post Office, a selection of Public Houses and a Restaurant along with various other retail outlets. Within the nearby village of Boughton there is the Parish Church of St. John The Baptist, the Whyte Melville Public House, Village Hall and a pocket park. Local schools include Kingsthorpe Village Primary School, Boughton Primary School, Kingsthorpe Grove Primary School and All Saints CEVA Primary School in Boughton Green Road. Secondary education is available in Kingsthorpe.

HOW TO GET THERE

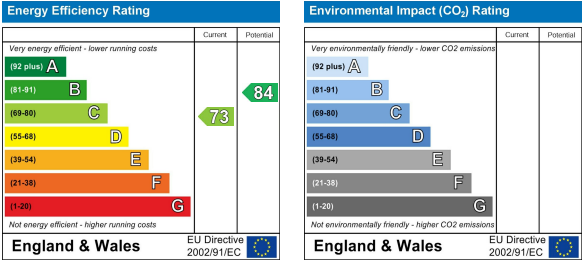
From Northampton town centre proceed in a northerly direction along the A508 Harborough Road heading through to Queens Park and up to Kingsthorpe. At the traffic lights continue straight on along the A508 veering right leading towards the parade of shops. Continue past the parade of shops and past the BP petrol station along the Harborough Road turning left onto Birch Barn Way and continuing down to Acre Lane. Turn right onto Acre Lane and left onto Archers Close where the property can be found directly in front.

DOISB17082026/0450



Not to scale. For illustrative purposes only

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6 Archers Close, Kingsthorpe, Northampton, Northamptonshire, NN2 8DA



£300,000 Freehold

A fantastic opportunity to purchase a three bedroomed semi detached family home situated in a popular location off Acre Lane in Kingsthorpe. This property benefits from a side and rear extension with the house presenting three bedrooms and a family bathroom to the first floor with open plan lounge/diner, kitchen/breakfast room, further reception area with utility and downstairs shower room. There is also access to a workshop at the rear of the property with off road parking for multiple vehicles to the front.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

6'07 x 2'08

Forming part of a front extension providing storage for cloaks and entered via a part glazed PVCU front door with window to the side, there is a further double timber framed double door leading into:-

LOUNGE

17'03 x 14'01

With stairs rising to the first floor there is a floor to ceiling three casement window to the front elevation with feature gas fireplace, TV point connected and carpet fitted. This room is open to:-



DINING AREA

9'09 x 8'10

Sliding doors leading to the rear elevation there is space for a dining suite with radiator to the side and a door leading through to:-



KITCHEN/BREAKFAST ROOM

19'04 x 7'11

Fitted with a range of floor and wall mounted storage cabinets there is space for undercounter fridge and freezer with composite worktops, tiled splashbacks and a three casement window to the rear elevation. There is an integrated stainless steel sink with drainer and chrome tap over with double oven and electric induction hob. There is a further window to the side overlooking the utility area and a door leading to under stairs storage by the breakfast area. A further door leads through to the side extension.



PLAYROOM/OFFICE

11'06 x 7'09

A PVCU front door and a window to the front elevation, x 2 Velux windows to the roof, fully tiled floor and a further door leading to:-

UTILITY ROOM

8'07 x 5'05

Fitted with a range of floor mounted cabinets there is plumbing for a washing machine and tumble dryer with composite worktop over, a Velux window to the ceiling with radiator fitted, tiled floor and a door leading to:-

SHOWER ROOM

8'06 x 3'03

Suite comprising double shower cubicle, WC, wash hand basin and fully tiled walls. A velux window to the ceiling.

WORKSHOP

With a door leading from the utility area. A flat roof extension providing electricity with a window to the side and a door leading to the rear garden.

FIRST FLOOR

LANDING

With a door leading to the airing cupboard providing a combination boiler and further doors leading through to:-

BEDROOM ONE

12'05 x 9'0

Space for a king size bed with three casement window to the front elevation and carpet fitted.



BEDROOM TWO

10'01 x 9'05

A three casement window to the rear elevation with a radiator below, fitted wardrobes and space for a double bed with carpet fitted.



BEDROOM THREE

8'11 x 8'0

Space for a single bed with a two casement window to the front elevation, radiator below and carpet fitted.

FAMILY BATHROOM

8'07 x 6'11 and 6'11 x 5'05

Providing part of a rear two storey extension there is a shower room with fully tiled shower cubicle, WC, wash hand basin and leading through to an area containing the bath with a two casement window to the rear elevation and radiator connected. The walls are fully tiled with carpet fitted.



OUTSIDE



REAR GARDEN

The garden is attractively decorated with mature shrub borders, an area laid to lawn with paved patio benefiting from a sunny south west facing aspect.



For further information on viewing call 01604 230222