



83 Reynard Way, Kingsthorpe, NN2 8QS

HOWKINS &  
HARRISON



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NN2 8QS

Guide Price £285,000

Sold with no onward chain, this well-presented detached family home occupying a generous corner plot, features a large private garden, detached garage and off-road parking. The property offers spacious and versatile family living accommodation, ideally situated within a popular residential area, conveniently located near local shops, schools and parks.

#### Features

- Spacious family home
- Three bedrooms
- Sitting room
- Open plan kitchen/dining room
- Family shower room
- Additional ground floor shower room
- Utility
- Generous corner plot
- Detached garage and off-road parking





## Location

Conveniently situated approximately two miles north of Northampton within a conservation area and close to the village green, church, Kingsthorpe Village Primary School and all day to day shopping facilities to include, Waitrose, Asda, opticians, library, banks and public houses. Access to the outer ring and in turn to major link roads are within a relatively short distance as well as rail links to London Euston which can be found at Castle Station.

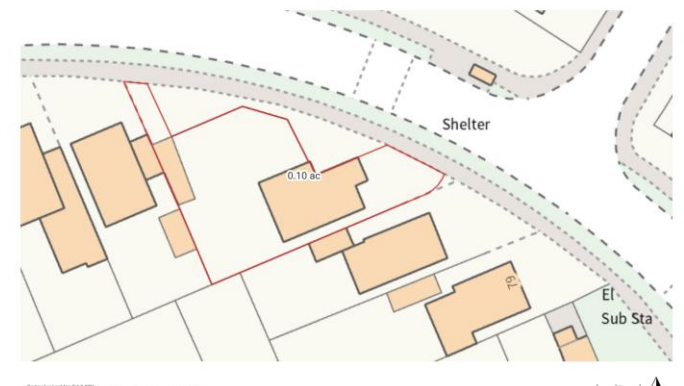
## Outside

The property occupies a generous corner plot, with a large block-paved driveway to the front providing ample parking for multiple vehicles. Side gated access leads to the garden, and an additional side door provides direct entry into the utility, with a high brick wall defining the boundary. The rear garden is mainly laid to lawn, with a block-paved seating area directly from the house. A path leads to the detached single garage, which is fitted with an up-and-over door, light and power. Planted borders run along the garden boundaries, enclosed by brick wall and fence panels.



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Land App



## Ground Floor

Entered via a front porch, the property opens into the entrance hall providing access to all principal rooms, a useful storage cupboard, and stairs rising to the first floor. The spacious sitting room features a fireplace with gas fire and a door leading through to the kitchen/diner. The fitted kitchen/diner has tiled flooring, a range of base and wall units, generous work surfaces, a 1.5 stainless steel sink, integrated grill and oven, induction hob with extractor, and useful understairs storage. Sliding doors from the dining area open directly to the garden. The side utility room offers additional access from the front, matching units, stainless steel sink, space for a washing machine and a door to the garden. Adjoining this is a ground floor shower room fitted with a standing shower, WC and wash basin.

## First Floor

The first-floor features three well-proportioned bedrooms, each with built-in wardrobes or storage cupboards. The recently re-fitted shower includes a double-width walk-in shower with rainfall attachment, WC and wash basin. The landing also offers additional storage.

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. Tel: 01604-823456

## Fixtures and Fittings

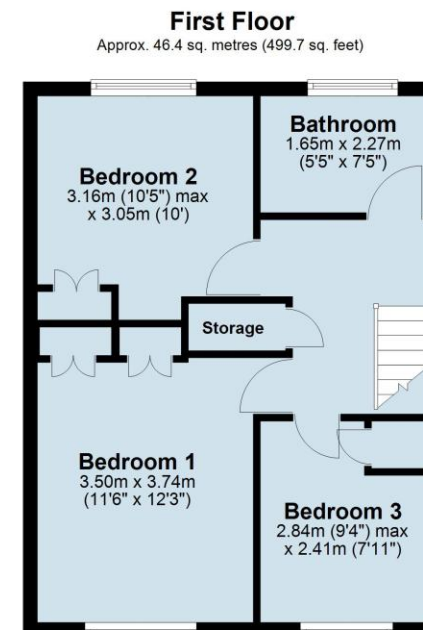
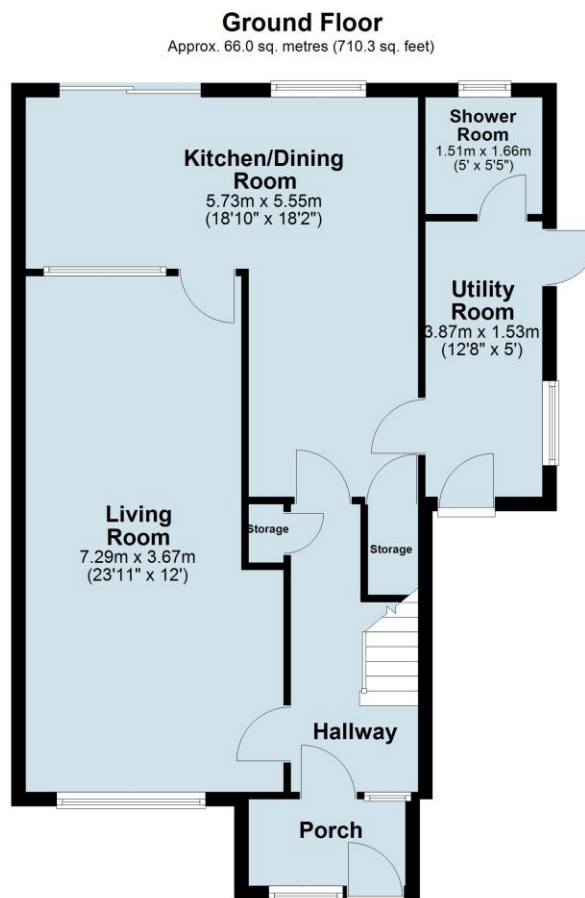
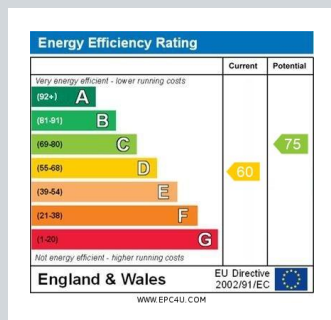
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council. Tel: 0300-1267000  
Council Tax Band- C



Total area: approx. 112.4 sq. metres (1210.0 sq. feet)

## Howkins & Harrison

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Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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