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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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30 Vicarage Lane, Northampton, NN2 6QS

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A beautifully presented and thoughtfully extended four-bedroom detached character home, ideally positioned in the heart of the highly sought-after Kingsthorpe village. Offering in excess of 1,650 sq. ft. of well-appointed accommodation, this charming property seamlessly blends period character with modern family living.

The accommodation includes light and airy entrance hall and a dual-aspect living room with French doors opening onto the garden. There is an open-plan kitchen/dining room together with a conservatory/utility area and a superb living/family room featuring a double-sided wood-burning stove.

On the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from an en suite shower room. A modern three-piece family bathroom serves the remaining bedrooms.

Externally, the property enjoys a private enclosed rear garden with a patio leading to lawn and a covered seating area. To the front, a gated driveway provides off-road parking and additional seating areas.

## Price £495,000 Freehold

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE PORCH

12'7 x 8'5

A spacious area with Upvc double glazed door and double glazed windows. Ceramic tiled flooring leads through to the dining and kitchen. Stairs rise to the first floor and a door leads to:

##### SITTING ROOM

13'10 x 12'11

A light and airy room with dual aspect provided by double glazed window and double doors which lead to the rear garden.



##### DINING AREA

13'11 max x 7'4

Accessed via an inner hall from the entrance porch. The dining area has a wall mounted gas fired boiler, cupboard under stairs, door to open plan living family area and opens into both utility/sun room and to:

##### KITCHEN

11'3 9'7

Fitted in a range of modern floor and wall cabinets with granite work surfaces which incorporates a ceramic sink and drainer. There is a range cooker with five ring hob under an extractor hood and space for both fridge and freezer. There is a double glazed window over looking the garden and plumbing for a dishwasher.



##### SUN ROOM/UTILITY

6'7 x 6'3

With matching cabinets, granite work surface, butler sink and plumbing for a washing machine. This room also has a vaulted ceiling and both windows and double doors to the garden.



##### OPEN PLAN FAMILY AND LIVING ROOM

21'9 x 12'11

The open plan family/living room has triple aspect windows, including two box bay windows, and is partially divided by a wall incorporating a dual aspect wood burning stove.



#### FIRST FLOOR

first floor landing with Velux window and corridors leading to all rooms.

##### BEDROOM ONE

13'11 x 12'11

A spacious double with dual aspect double glazed windows and door leading to:



##### EN SUITE

10'3 x 4'0 max

Fitted in a contemporary suite with double shower, vanity wash basin and cupboard and W.C. There is tiling to splash backs.



##### BEDROOM TWO

13'3 x 9'6

Double bedroom also with dual aspect double glazed windows to the front.



##### BEDROOM THREE

11'3 10'0

Double bedroom with double glazed window to the front.



##### BEDROOM FOUR

9'1 x 7'6

Irregular shaped room with double glazed window overlooking the rear garden.

##### FAMILY BATHROOM

7'4 x 6'7

Fitted in a stylish suite with shower bath and screen, vanity wash basin and W.C. There is tiling to splash areas.



#### OUTSIDE

To the front of the property there is a stone wall and double wrought iron gates leading to off road parking and further gravelled seating area. A path leads past a timber store to a gate leading to the rear garden.

#### REAR GARDEN

The pretty rear garden features behind the house a York stone style path. The remainder of the garden is mainly laid to lawn with well planted borders. In one corner there is a further patio with a pergola over, ideal for alfresco dining and entertaining.

#### SERVICES

All mains services are connected. Heating is via a gas fired radiator system.

#### COUNCIL TAX

West Northamptonshire Council - Band E

#### LOCAL AMENITIES

The centre of Kingsthorpe offers many facilities including Supermarkets, Library, Off Licence, Post Office, a selection of Public Houses and a Restaurant along with various other retail outlets. There is a bus service from Obelisk Rise to and from Northampton town centre. Local schools include Sunnyside Primary Academy, Kingsthorpe Grove Primary School, Kingsthorpe Village Primary School and All Saints CEVA Primary School in Boughton Green Road. Secondary education is available at Kingsthorpe

#### HOW TO GET THERE

Proceed out of Northampton town centre in a northerly direction along the Barrack Road and Kingsthorpe Road. Upon passing Thornton Park at the next set of traffic lights turn left into Mill Lane and take the first right into Kingswell Road. At the bottom follow the road and bear to the left into Kingsthorpe Village and bear right, take the first right in to Vicarage Lane. Proceed along Vicarage Lane and past the church, continue further along the road where the property can be found on the right hand side.

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