



ASHBY COURT  
Kislingbury, NN7 4JE

 DAVID COSBY  
ESTATE AGENTS



# Ashby Court

Kislingbury, NN7 4JE

Total GIA Floor Area | Approx. 56 sqm (603 sqft)



2 Bedrooms



1 Reception



1 Bathroom

## Features

- Two-bedroom mid-terrace home
- Kislingbury village
- No Onward Chain
- Cul-de-sac setting
- Off-road parking for three vehicles
- Sitting/dining room with patio doors
- Enclosed split-level rear garden
- Gated rear pedestrian access

## Description

A well-presented two-bedroom mid-terrace home situated within a small residential cul-de-sac in the popular village of Kislingbury. The property offers well-proportioned accommodation arranged over two floors, suited to first-time buyers, downsizers or investors.

The ground floor comprises an entrance hall, a fitted kitchen to the front elevation and a generous sitting/dining room to the rear with direct access to the garden. To the first floor are two bedrooms and a family bathroom.

Externally, the property benefits from allocated parking and a neatly arranged, split-level rear garden with patio and lawned areas. The combination of village setting, manageable accommodation and off-road parking makes for a practical home in a popular village location.



A well-presented two-bedroom mid-terrace home in Kislingbury, with a generous rear reception room, off-road parking and an enclosed garden with rear access.

# The Property

## Entrance Hall

Accessed via a four-panel front door with decorative glazing, the entrance hall is finished with oak-effect laminate flooring and neutrally decorated walls with ovolette coving. White six-panel internal doors lead to the kitchen and the sitting/dining room. A useful under-stairs storage cupboard is fitted with shelving and hanging rails. Stairs with loop-pile carpet and exposed pine balustrades and handrail lead to the first floor accommodation. Mains-powered smoke detection with battery back-up is installed.

## Kitchen

Located to the front left-hand side of the property, the kitchen is naturally lit by a front-facing window and is fitted with a range of Shaker-style base and wall units finished with black quartz-effect roll-edge work surfaces. A one-and-a-half bowl stainless-steel sink with chrome mixer tap sits beneath the window, and there is an electric oven with four-burner gas hob and extractor hood over. There is space for a tall fridge/freezer and a washing machine. Flooring continues in oak-effect laminate, with off-white walls and ceramic splashback tiling above the worktops.

## Sitting Room / Dining Area

A generous rear-facing reception space, naturally lit by a two-pane casement window and a glazed sliding door opening onto the patio. The room is finished with oak-effect laminate flooring and neutral décor, complemented by perimeter ovolette coving. There is comfortable space for soft seating as well as a table and chairs for informal dining.



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# The Property

## First Floor Landing

Centrally positioned, the landing continues with loop-pile carpet and neutral décor. A loft access hatch is set within the ceiling, and mains-powered smoke detection with battery back-up is installed. White six-panel doors lead to the two bedrooms and the family bathroom.

## Bedroom One

A good-sized double bedroom positioned to the front of the property, benefitting from a three-pane casement window. The room is finished with loop-pile carpet and neutral décor, complemented by perimeter ovolو coving. There is a built-in wardrobe with sliding mirrored doors, along with a useful airing cupboard housing the hot water cylinder and fitted with slatted pine shelving for linen and laundry.

## Bedroom Two

A single bedroom positioned to the rear of the property, enjoying views over the garden through a two-pane casement window. The room is finished with loop-pile carpet and neutral décor, with perimeter ovolو coving.

## Family Bathroom

The bathroom is fitted with a modern three-piece suite comprising a white panelled bath with chrome pillar taps and wall-mounted shower, a pedestal wash hand basin with matching taps, and a close-coupled WC. Walls are finished with part full-height ceramic tiling, with the remaining areas in neutral emulsion. Flooring is laid in a terrazzo-style sheet vinyl. Natural light is provided via a rear-facing frosted casement window, and mechanical extract ventilation is installed. A chrome ladder-style towel rail provides heated towel storage.



# Grounds

## Front Aspect

Set back from Ashby Court, the property is approached via a pathway leading to the principal entrance, with two parking bays positioned to the front and a further allocated space situated to the side of the terrace.

The main entrance has a projecting dual-pitched canopy with tiled roof and gallows brackets, and a small lawned garden sits to the front, bordered by established shrubs and gravelled margins.

A hedgerow forms the boundary with the adjoining right-hand property. The front façade combines exposed facing brickwork at ground floor level with rendered elevations above, complemented by brick quoins and segmental brick arches over the window openings.

## Rear Garden

To the rear is a well-kept, enclosed garden with a paved patio providing practical outdoor seating for dining and entertaining.

Facing brick retaining walls create a clear division between the terrace and the main garden where a step leads down to an attractive central lawn and a gravelled seating area, framed by mature hedgerows and a selection of low-level trees. A timber potting shed provides useful storage, and there is gated pedestrian access via a path running along the rear of the terrace.



## Location

Kislingbury is a well-regarded village situated approximately four miles west of Northampton, set within the gently undulating countryside of the Nene Valley. The village retains a traditional character, with a mix of period properties and more recent residential development.

Local amenities include a village shop, public house, parish church and primary school, together with a village hall and playing fields serving a range of community activities. There are further facilities in nearby Duston and Upton, while Northampton town centre provides more extensive retail, leisure and cultural amenities.

The village is well placed for access to the A4500 and the M1 (Junctions 15a and 16), making it convenient for commuting. Northampton railway station offers mainline services to London Euston and Birmingham New Street. Open countryside walks are readily accessible, with the nearby River Nene and surrounding farmland contributing to the area's rural setting.

## Property Information

**Local Authority:** West Northamptonshire Council

**Services:** Water, Electricity, Gas, & Drainage

**Council Tax:** Band B    **EPC:** Rating C

**Heating:** Hot Water and Central Heating supplied by gas fired boiler

**Broadband:** Ultrafast Broadband Available with up to 1800Mbps Download

## Important Notice

Whilst every care has been taken in the preparation of these Sales Particulars, accuracy cannot be guaranteed and they do not constitute an offer or contract (or part of one). David Cosby Chartered Surveyors have not surveyed the property or tested any services, appliances, equipment or fittings and accordingly cannot confirm that they are in working order. Purchasers should not assume that the property has the benefit of all necessary statutory consents or approvals, including planning permission and Building Regulations approval. Any measurements are approximate. Photographs are provided for general guidance and do not imply that any item shown is included in the sale. Any plans are for illustrative purposes only and are not to scale.

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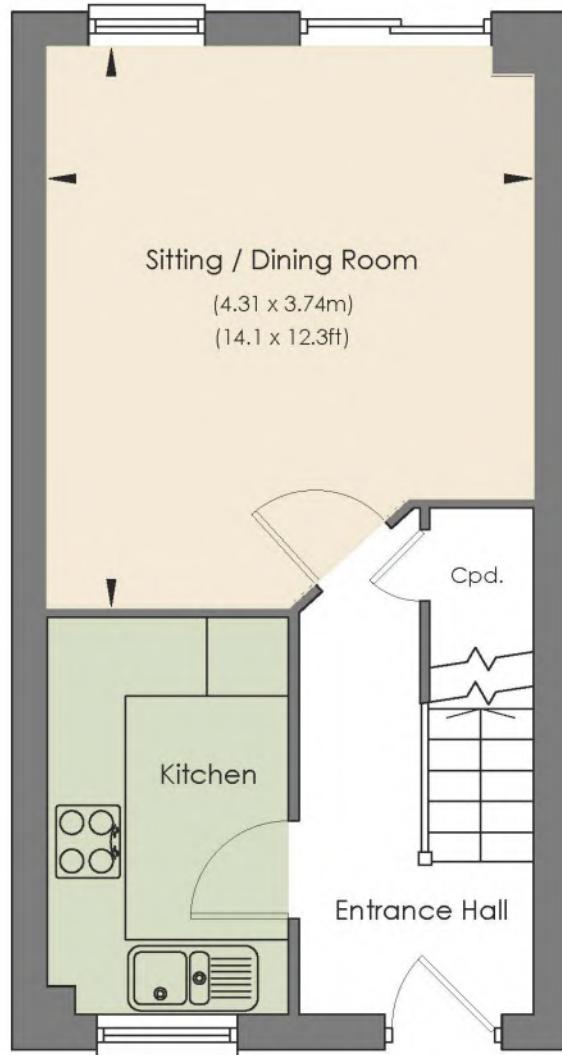
# Ashby Court, Kislingbury, NN7

Approximate GIA (Gross Internal Area) = 56 sqm (603 sqft)

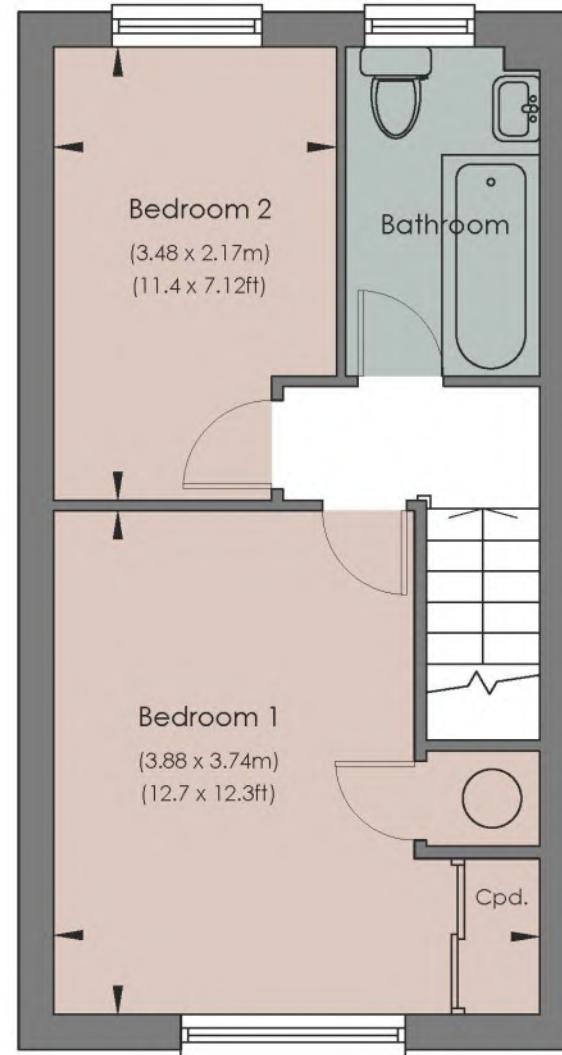


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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 28 sqm (301 sqft)



FIRST FLOOR GIA = 28 sqm (301 sqft)





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ESTATE AGENTS

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