

# property details **approval form**

46 Fulford Drive, Northampton, Northamptonshire, NN2 7NU

**Date:** 20 December 2025

**Property Ref and Version:** KIN109373 - 0002

## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Property Images  |
| 3. Short Description | 7. Floor Plan       |
| 4. Long Description  |                     |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

**Your William H Brown office:** 74 Kingsley Park Terrace, Kingsley, NORTHAMPTON, Northamptonshire, NN2 7HH

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## >> **price**

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£290,000

Tenure: Freehold

## >> **key features**

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- > Three Bedrooms
- > Semi Detached
- > Integral Garage
- > South Facing Garden
- > Excellent Condition
- > EPC Rating: D

## >> **short description**

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Fulford Drive is an established residential area sat between Bradlaugh Fields and Kingsthorpe Golf Club and offering easy access to well regarded, schools, shops and recreation facilities.

## >> **long description**

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This beautiful three bedroom family home is presented in immaculate condition and features accommodation to include an entrance hall with door to the fitted kitchen with a range of built in cupboards and appliances and further door to the lounge/diner which benefits from quality oak flooring and French doors to the garden. To the first floor are two double bedrooms, a single bedroom and well appointed family bathroom. The pretty, South facing rear garden has a feature pond, summer house and pergola with established grape vine providing seating out of the sun. The front garden is mainly laid to lawn with a driveway leading to the single garage and side gated access leading to rear garden.

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## >> **room description**

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### **Entrance Hall**

Entered via double glazed door to the front aspect, stairs rising to first floor landing, radiator and doors leading to all rooms.

### **Lounge/ Diner**

Double glazed window to the rear aspect, electric fireplace with surround, coving to ceiling, radiator and double glazed French doors to the rear aspect leading to rear garden.

### **Kitchen**

Fitted kitchen comprising wall and base units with worksurfaces over, stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, electric oven with glass hob and cooker hood over, space for fridge/ freezer, plumbing for washing machine, space for tumble dryer, coving to ceiling, double glazed window to the front aspect, double glazed window to the side aspect and double glazed door to the side aspect leading to rear garden.

### **First Floor Landing**

Stairs rising from entrance hall, radiator, door to airing cupboard, access to loft space and doors leading to all rooms.

### **Bedroom One**

Double glazed window to the front aspect, fitted wardrobes, door to storage cupboard, coving to ceiling and radiator.

### **Bedroom Two**

Double glazed window to the rear aspect, coving to ceiling, door to storage cupboard and radiator.

### **Bedroom Three**

Double glazed window to the side aspect and radiator.

### **Bathroom**

Suite comprising shower with mains shower over and glass screen, pedestal wash hand basin, low level WC, radiator, extractor fan, fully tiled and double glazed obscured window to the side aspect.

### **Externally**

#### **Front**

Open frontage mainly laid to lawn with driveway leading to single garage providing off road parking with bordered shrubs.

#### **Rear Garden**

Mainly laid to lawn with paved patio area for seating, gravelled borders, garden shed and fully enclosed with timber fencing.

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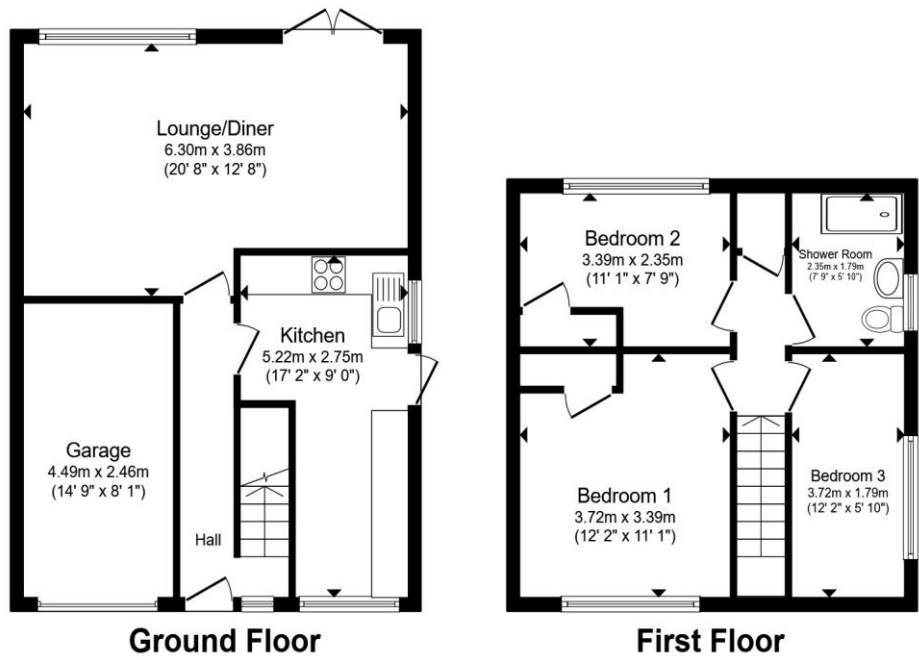




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## >> floor plan



Total floor area 92.1 m<sup>2</sup> (991 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## >> approval

Signature		Date
Jade Price		20/12/2025
Mr C.V. Everitt		

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