



Eventually turn right onto Balmoral Road, left onto Kingsthorpe Grove, immediately right onto Eastern Avenue South and Kingsthorpe Close will be found on your right hand side.

DOISB10072026/0405

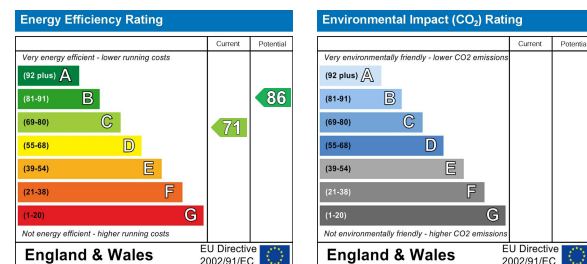
6 Kingsland Close, Northampton, NN2 7QA



£250,000 Freehold

Offered to the market is this well presented and established three bedroom semi detached property set in a cul de sac location in the popular area of Kingsthorpe. The accommodation briefly comprises a welcoming entrance hall, lounge / dining room, kitchen, WC to the ground floor. To the first floor you there are three well proportioned bedrooms and the family bathroom. Externally you will find a private, well kept rear garden which is mainly laid to lawn. Further benefits include double glazing throughout and gas central heating and no onward chain.

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GROUND FLOOR ACCOMODATION

Entrance Hall

Door to the front elevation with further door leading through to the lounge. UPVC double glazed window to the side elevation. Wall mounted radiator and stairs rising to the first floor landing.

Lounge

11'3" x 12'4" (into recess)

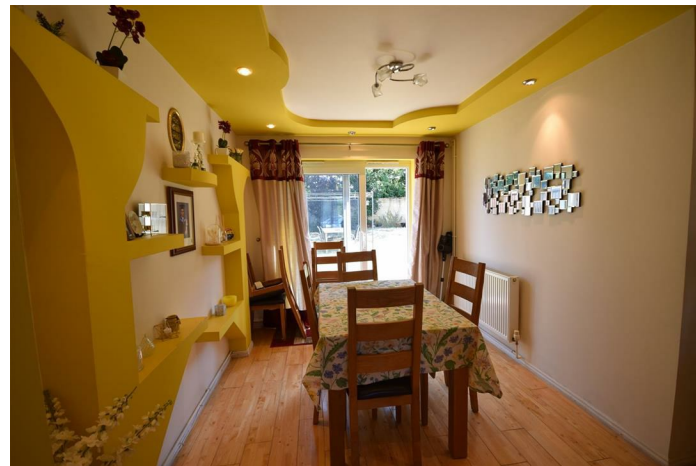
UPVC double glazed window to the front elevation. TV and telephone points. Wall mounted radiator. Gas fire and opening to the dining room.



Dining Room

11'3" x 8'11"

UPVC double glazed french doors lead out to the rear garden. Wall mounted radiator and recess spotlights to ceiling



Kitchen

11' 3" x 9' 7"

Fitted kitchen with a range of wall and base level units. One and a half bowl sink/drainers unit set into worksurfaces with complimentary tiling to splash back areas. Integrated appliances consist of single electric oven and four ring gas hob with cookerhood over. Plumbing for washing machine and space for upright fridge freezer. UPVC double glazed window to the rear elevation and door to the side elevation leading to covered walkway.



Covered Walkway

Doors lead off to two storage rooms and cloakroom.

Cloakroom

Suite comprises low level flush W.C. and tiled to walls and floor.

First Floor Landing

Stairs rise from the entrance hall with doors leading off to three bedrooms and family bathroom. Access to loft space.

Master Bedroom

12' 7" x 11' 6"

UPVC double glazed window to the front elevation. Built-in wardrobes. Wall mounted radiator and TV point.



Bedroom Two

12' 3" x 10' 7"

UPVC double glazed window to the rear elevation and wall mounted radiator.



Bedroom Three

9' 3" x 7' 2"

UPVC double glazed window to the front elevation. Wall mounted radiator. Over stairs storage cupboard.

Family Bathroom

Suite comprises panel bath with shower mixer taps, vanity wash hand basin, low level flush W.C. and tiled to splash back areas. Wall mounted radiator and UPVC double glazed opaque window to the rear elevation.



OUTSIDE

Front Garden

Mainly laid to lawn with retaining picket fencing and pathway leading to the storm porch.

Rear Garden

Spacious rear garden mainly laid to lawn with paved patio area and retaining timber fencing.



Services

Main drainage, gas, water and electricity are connected.

Council Tax

West Northamptonshire Council - Band B

How to get there

Head north out of the town centre via Broad Street or Sheep Street.

Merge onto the A208 (Barrack Road).

Continue straight as Barrack Road turns into Kingsthorpe Road.

For further information on viewing call 01604 230222