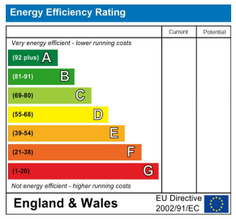
28 Lincoln Street, Kingsthorpe, Northampton, NN2 6NR

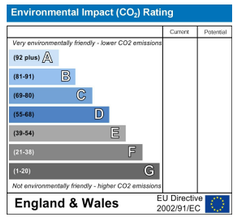


Asking Price £230,000 Freehold

A very well maintained and extended two bedroomed Victorian terrace property situated on a quiet road in the popular residential area of Kingsthorpe village. The present vendors have carried out a complete redecoration programme. The accommodation comprises entrance hall, lounge/diner, kitchen/breakfast room and cellar. To the first floor are two double bedrooms and a four piece family bathroom. Outside is a low maintenance walled rear garden which enjoys a sunny aspect and high degree of privacy.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Entered via a part glazed PVCu double glazed front door with window above, there are original stripped floorboards, stairs rising to the first floor and a radiator.

CELLAR
Steps lead down from a door accessed from the lounge, with PVCu double glazed window to front and radiator.

LOUNGE/DINER
22'4 x 10'1
With PVCu double glazed windows to the front and rear, there are original stripped floorboards and an original cast iron fireplace with cast iron hearth and wooden surround and mantel. There is a second feature fireplace in the dining room, a radiator and a TV point. A door leads to the cellar.



KITCHEN/BREAKFAST ROOM
19'9 x 6'10
Re-fitted with range of base and eye level cabinets with roll top work surfaces incorporating an inset one and a half bowl sink unit with Victorian style mixer tap and tiling to splash backs. The built in appliances include a electric oven, electric hob and extractor fan above. Space is provided for a fridge freezer and plumbing for a automatic washing machine. There is a gas wall mounted combination boiler, a quarry tiled floor and a radiator. The kitchen opens on to the breakfast area were there is space for a table and a PVCu window to the rear. A door leads to a rear lobby where there is a large storage cupboard and further door to garden.



FIRST FLOOR

LANDING
Loft access, storage cupboard and doors to:-

BEDROOM ONE
12'11 x 10'6
With a PVCu double glazed window to the front, an original fireplace, a built-in original wardrobe, stripped floorboards and a radiator.



BEDROOM TWO
11'10 x 7'6
With a PVCu double glazed window to the rear, an original fireplace, a built in wardrobe with storage above and a radiator.



BATHROOM
8'11 x 6'10
Re-fitted with a four piece suite comprising a freestanding claw foot bath, glass shower cubicle with glass centre opening doors, wall mounted wash hand basin and WC with pull down flush. There is tiling to splashbacks, a chrome wall mounted radiator and an obscure PVCu double glazed window to the rear.



OUTSIDE
The low maintenance rear garden is mainly laid to patio with flower and shrub borders. Enclosed by brick walling and fencing, there is secure gated pedestrian access to the rear and the rear garden enjoys a sunny aspect and a high degree of privacy.



SERVICES
Main drainage, gas, water and electricity are connected. Central heating is through radiators from a gas fired boiler which also provides the domestic hot water. (None of these services has been tested)

COUNCIL TAX
West Northamptonshire Council - Band B

LOCAL AMENITIES
The centre of Kingsthorpe offers many facilities including Supermarkets, Library, Off Licence, Post Office, a selection of Public Houses and Restaurants, along with various other retail outlets. Local schools include Kingsthorpe Village Primary School, Kingsthorpe Grove Primary School and All Saints CEVA Primary School in Boughton Green Road. Secondary education is available at Kingsthorpe Community College also on Boughton Green Road.

HOW TO GET THERE
From Northampton town centre take the Kingsthorpe Road towards Kingsthorpe centre, passing Thornton Park. At the traffic lights turn left onto Mill Lane and then first right into Lincoln Street, follow the road round to the left and the property can be found towards the bottom on the right hand side.

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