



Grove Primary and All Saints CEVA Primary. Secondary education is available at Kingsthorpe Community College.

COUNCIL TAX

West Northamptonshire Council - Band D

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £2,100 (£1,750 plus VAT).

HOW TO GET THERE

From Northampton town centre proceed in a northerly direction along the A508 Barrack Road leading into the Harborough Road, pass through the Kingsthorpe shopping centre onto the Harborough Road North. At the traffic light junction with Holly Lodge Drive turn right into Holly Lodge Drive and continue up the hill and then take the second turning on the left into Reynard Way where the property stand immediately on the right hand side.

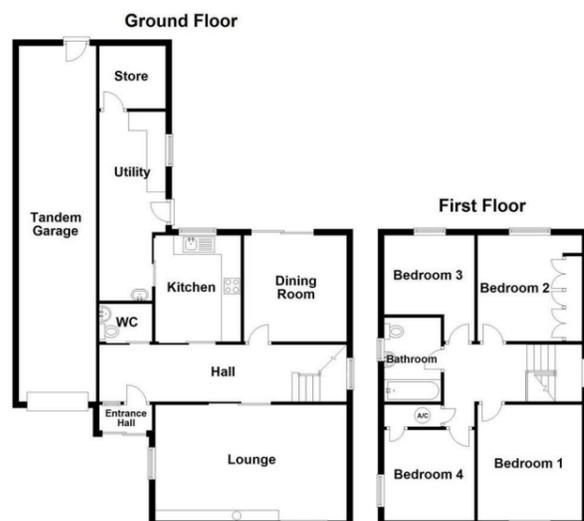
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DOIRG08122025/0237

4 Reynard Way, Kingsthorpe, Northampton, NN2 8QX



Not to scale. For illustrative purposes only

For Auction - Guide £265,000 to £285,000

FOR SALE BY AUCTION ON WEDNESDAY 18TH FEBRUARY 2026 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

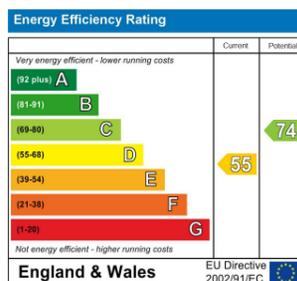
GUIDE PRICE: £265,000 TO £285,000

VIEWINGS - BY APPOINTMENT ONLY - SATURDAY 14TH FEBRUARY 2026 - 10:00AM TO 10:30AM

A modern detached house constructed in the 1970's offering four bedroomed accommodation with lounge, dining room, kitchen, utility room, cloakroom and store on the ground floor. The property is in need of modernisation and refurbishment to the interior however has the benefit of replacement PVCU double glazing and a double tandem garage and there may be scope for extension in the future. The property stands in lawned gardens now overgrown at the rear providing ample amenity space and making this a very attractive proposition for the owner occupier or looking for a refurbishment project.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: www.auctionhouse.co.uk/northamptonshire

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9 Westleigh Office Park, Northampton, NN3 6BW
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ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Giving access to:-

RECEPTION HALL

26'0 x 5'10

Running through the centre of the property and containing the open tread staircase rising to the first floor, there are doors leading to:-



CLOAKROOM

4'9 x 4'0

With pink suite of WC and wash basin.

LOUNGE

20'1 x 12'8

A spacious room with a feature brick statement wall and open hearth fireplace over a quarry tiled hearth with a TV shelf to the side. There are windows to the front and side elevations.



DINING ROOM

11'1 x 10'10

With sliding PVCU double glazed door to the rear garden and serving hatch to kitchen.



KITCHEN

11'1 x 8'11

Fitted with floor and wall cabinets with laminated working surfaces and double drainer stainless steel sink unit there is a Belling Format cooker, window to the rear elevation and sliding door to:-



UTILITY ROOM

19'3 x 6'11

A very spacious room with a Belfast sink and plumbing for automatic washing machine. There are further floor and wall cupboards, a double glazed door and window to the rear elevation and a door to:-

STORE ROOM

6'11 x 6'7

With fitted shelving.

FIRST FLOOR

LANDING

6'6 x 5'11

With roof void access hatch and door to airing cupboard with slatted shelving. Further doors lead to:-

BEDROOM ONE

12'2 x 11'0

A double room with PVCU window to the front elevation.



BEDROOM TWO

11'3 x 11'0

Another double room with a range of fitted cupboards to one wall and window to the rear elevation.



BEDROOM THREE

9'6 x 8'11

With two casement window to the rear elevation.

BEDROOM FOUR

9'0 x 8'6

With PVCU window to the side elevation and with door to wardrobe connecting to airing cupboard.

BATHROOM

8'10 x 6'0

With a blue suite of panelled bath, pedestal wash basin and WC. There is an extractor fan and PVCU window to the side elevation.



OUTSIDE

The house stands back from Reynard Way behind an open plan front garden laid to lawn with an established mature Mahogany tree and other established shrubs. A private drive leads to:-



DOUBLE TANDEM GARAGE

37'4 x 8'2

Approached through an up and over door with light, power and water point. There is a window and door to the rear garden.

REAR GARDEN

Accessible from the utility room, the dining room and the garage, the rear garden was originally laid to lawn and is now overgrown with established shrubs and small trees, however, the garden is of a good size providing valuable amenity space.

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a Potterton Kingfisher gas fired boiler with domestic hot water from an electric immersion heater.

LOCAL AMENITIES

Kingsthorpe offers many facilities including Supermarkets, Library, Off Licence, Post Office, Public Houses and restaurants. There are bus services to Northampton town centre. Local schools include Kingsthorpe Village Primary, Boughton Primary School, Kingsthorpe

For further information on viewing call 01604 259773