

**15 High Street  
Kingsthorpe Village  
NORTHAMPTON  
NN2 6QF**

**£190,000**



- **ONE BEDROOM STONE COTTAGE**
- **COMPLETELY REFURBISHED**
- **FOUR PIECE BATHROOM**
- **RADIATOR HEATING**

- **PRIME LOCATION**
- **OPEN-PLAN LIVING ROOM/KITCHEN**
- **ENCLOSED COURTYARD**
- **ENERGY EFFICIENCY RATING: C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A beautifully presented one bedroom stone cottage in the heart of Kingsthorpe Village. The property has been refurbished by the present owner who has enjoyed the property for over twenty years. Features include an open-plan kitchen/lounge and four piece bathroom incorporating a free standing claw foot bath. Windows are double glazed and heating is via radiators. There is a private enclosed courtyard to the rear with two brick storage barns.

## **Ground Floor**

### **Entrance Porch**

Entry through hardwood partly glazed door, laminate floor.

### **Lounge/Dining Room/Kitchen**

20'0" x 10'5" max (6.1 x 3.2 max)

### **Lounge/Dining Room**

Brick built fireplace with wood burner, slate hearth, cupboards to window recess, ornament shelving, wall light points, window with shutters to the front elevation, radiator, laminate flooring.

### **Kitchen Area**

Fitted in white base and wall mounted cupboards with solid oak work surface space, space for cooker, breakfast bar area, half tiling to walls, sunken spotlights to ceiling, laminate flooring, under stairs space for tall standing fridge/freezer, open stairs to first floor.

## **First Floor**

### **Landing**

Over stairs cupboard housing gas fired central heating boiler.

### **Bedroom One**

10'9" x 10'5" (3.3 x 3.2)

Recesses to side of chimney breast, cupboard housed in chimney breast, radiator, window to front elevation.

### **Bathroom**

Refitted four piece suite of free standing, claw foot roll edge bath, single shower cubicle, pedestal wash hand basin with tiled splashbacks, close coupled W/C, half paneling to walls, laminate flooring, sunken spotlights to ceiling, radiator, frosted double glazed window to rear elevation.

## **Externally**

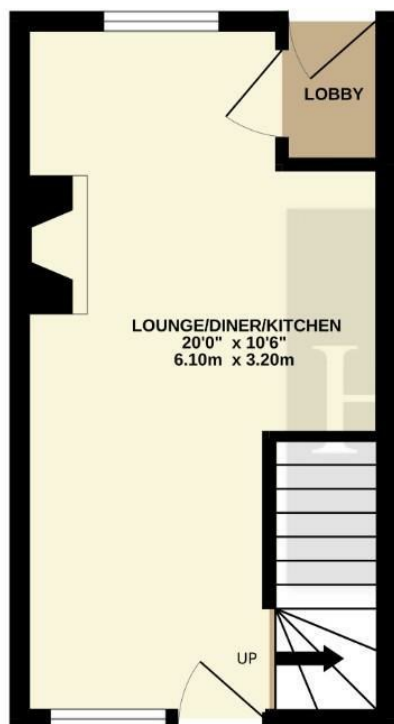
### **Rear Garden**

Paved courtyard area, fully enclosed by brick retaining walls with access to two brick built barns.

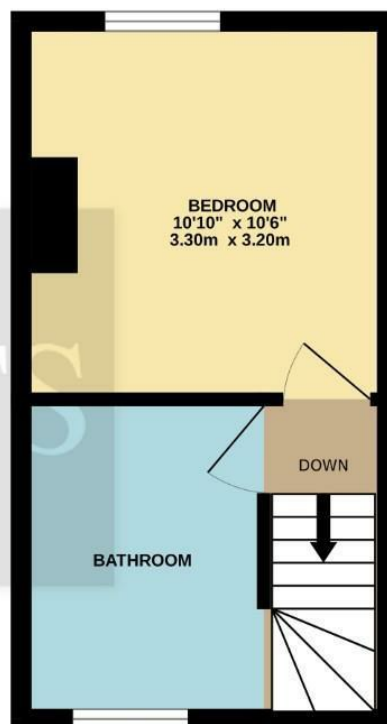
## **Agents Notes**

Council Tax Band: B

GROUND FLOOR



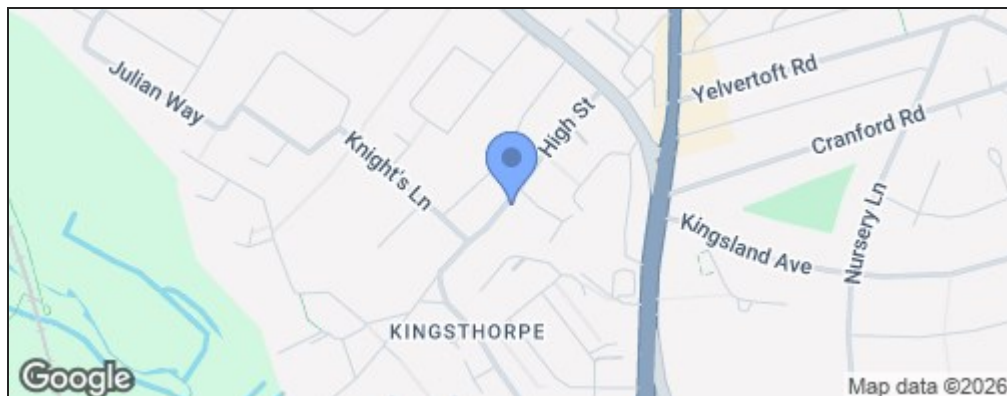
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 89        |
| (69-80) <b>C</b>                            | 69                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



#### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.