27 Kentstone Close
Kingsthorpe
NORTHAMPTON
NN2 8QW

£240,000

- END OF TERRACE HOME
- KITCHEN / DINER
- EXCELLENT CONDITION
- GAS CENTRAL HEATING
- GARAGE
- TWO DOUBLE BEDROOMS (FORMALLY THREE)
- CUL-DE-SAC LOCATION
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING : C

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A former three bedroom end of terrace property that has been converted into a highly spacious two bedroom home, situated at the end of a quiet cul-de-sac close to fields and Brampton Valley Way. Offered in excellent condition, the accommodation comprises in brief, entrance hall, lounge, and kitchen/diner to the ground floor, with two spacious bedrooms and a bathroom to the first floor. Externally there is a landscaped garden to the front, and gravel driveway offering off road parking, with a double gate leading to the rear garden with a detached garage. The property also benefits from UPVC double glazing and gas central heating.

Ground Floor

Entrance Porch
7'7" x 3'0" (2.32 x 0.92)
Enter via UPVC door with surrounding obscure UPVC glass, wooden laminate flooring, radiator.

Lounge
14'10" x 13'10" (4.54 x 4.22)
UPVC window to front aspect, stairs rising to first floor, feature electric fireplace, wooden laminate flooring, radiator.

Kitchen / Diner
14'9" x 9'7" (4.52 x 2.94)
Two UPVC windows and UPVC door to rear aspect, a range of wall and base units with roll top work surfaces, enamel sink and drainer, integrated oven with hob and extractor over, space for various appliances, wooden laminate flooring, cupboard housing boiler, complementary tiling, radiator.

First Floor

Landing
Loft access.

Bedroom One
14'11" x 10'8" max (4.57 x 3.26 max)
L-shaped, two UPVC windows to front aspect, fitted wardrobes, wooden laminate flooring, two radiators.

Bedroom Two
13'0" reducing to 9'9" x 10'4" (3.97 reducing to 2.98 x 3.16)
UPVC window to rear aspect, wooden laminate flooring, radiator.

Bathroom
6'9" x 6'5" (2.07 x 1.96)
Obscure UPVC window to rear aspect, bath unit with shower over, low level wc, pedestal wash hand basin, storage cupboard, complementary tiling, radiator.

Externally

Front Garden
Landscaped area with stone chip and gravel beds with various shrubs, gravel driveway offering off road parking, double gates leading to rear garden and garage.

Rear Garden
Lawn, decking, and patio areas with various stone chip borders, enclosed by wooden fencing.

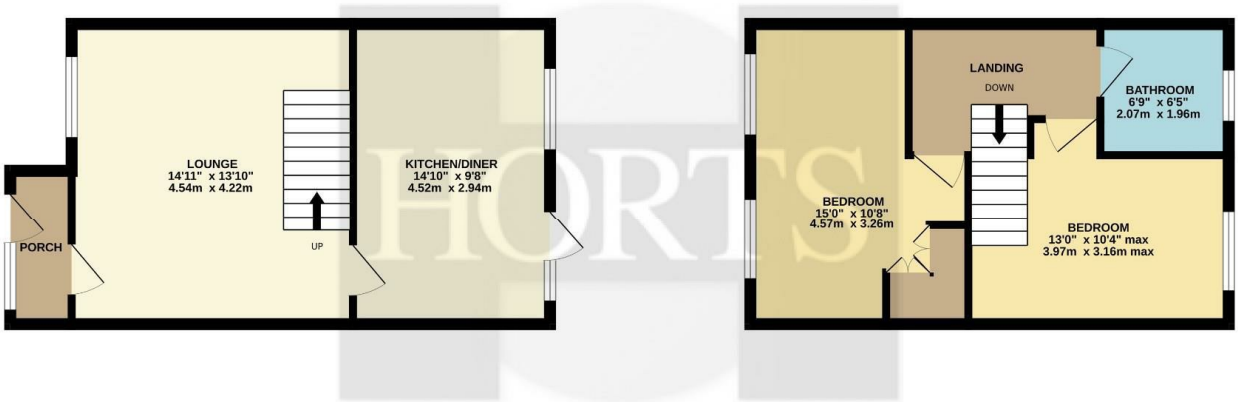
Garage
16'8" x 8'2" (5.1 x 2.5)
Up and over door.

Agents Notes
Local Authority: West Northamptonshire Council
Council Tax Band - B

BBQ

GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.

1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 sq.m.) approx.

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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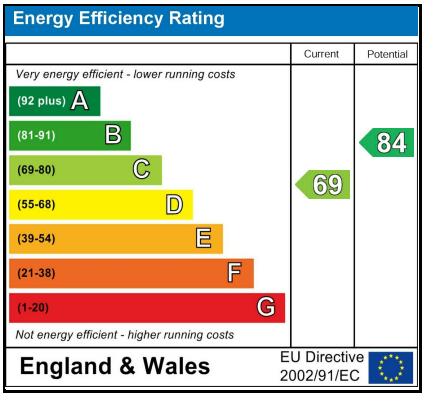

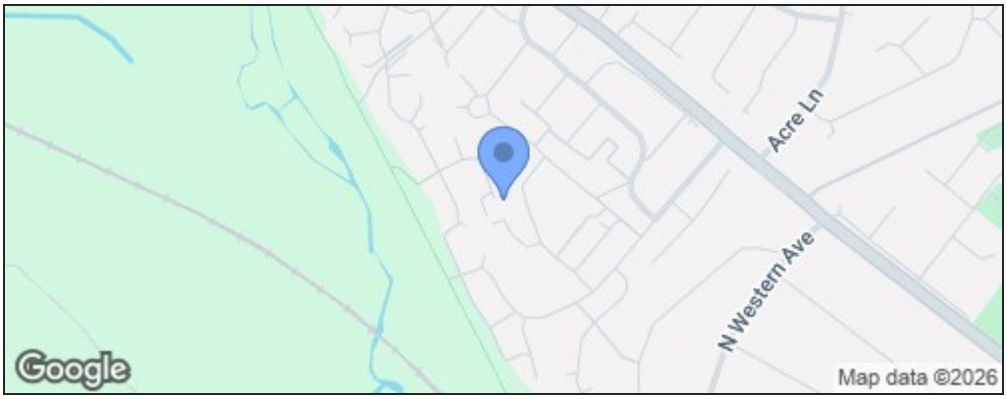

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