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Obelisk Rise, Kingsthorpe  
Northampton  
Northamptonshire, NN2 8TY  
£385,000 Detached house



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Kingsthorpe  
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SITUATED AT THE END OF A CUL DE SAC WITHIN THE POPULAR AREA OF OBELISK RISE IS THIS WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME, BENEFITTING FROM REFITTED MODERN OPEN-PLAN KITCHEN AND GENEROUS GARDEN.

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#### GROUND FLOOR

- HALLWAY
- LOUNGE
- STUDY/PLAYROOM
- INNER HALLWAY
- WC
- KITCHEN/DINING ROOM

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#### FIRST FLOOR

- BEDROOM ONE
  - BEDROOM TWO
  - BEDROOM THREE
  - BEDROOM FOUR
  - BATHROOM
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#### OUTSIDE

- FRONT GARDEN
- REAR GARDEN





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## THE PROPERTY

Situated at the end of a cul de sac within the popular area of Obelisk Rise is this well presented four bedroom detached family home, benefitting from refitted modern open-plan kitchen and generous garden.

The accommodation to the ground floor comprises entrance hall, lounge, study/playroom, cloakroom and stunning kitchen dining family room with double doors out onto the rear garden. To the first floor there are four bedrooms and a family bathroom.

To the rear there is a good sized garden with patio area and established bushes, mainly laid to lawn, with side access. To the front of the property is a driveway and ample frontage providing a further garden area.

Call 01604 722197 to arrange an appointment to view.

EPC Rating: TBC. Council Tax Band: D







## MATERIAL INFORMATION

Type	Detached house
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band D
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Off-street
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent

## LOCATION

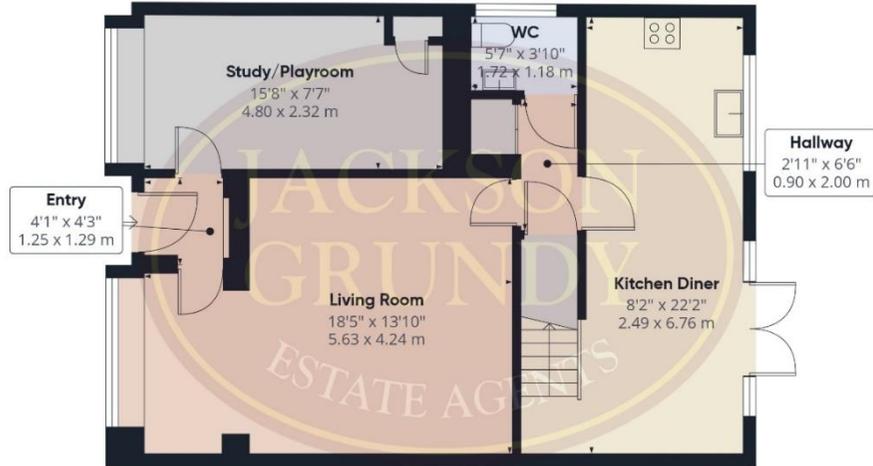
Once a village in its own right, Kingsthorpe is now a well-established and highly sought-after suburb located to the northwest of Northampton town centre, with the original village tucked away just behind the A508 Kingsthorpe Road. The area begins at the junction marked by the well-known local landmark, The Cock Hotel public house, and continues past the recently regenerated Kingsthorpe Shopping Centre. This vibrant hub offers a wide range of everyday amenities, including two large supermarkets, a pharmacy, bakery, coffee shop, pet store and opticians. Beyond the A5199 Welford Road junction, the main road is lined with an excellent mix of shops, banks, salons, takeaways and public houses, extending towards the popular Whitehills area. Boughton Green Road leads north towards Moulton and passes Kingsthorpe College secondary school, further enhancing the area's strong educational offering. Residential areas just off Welford Road enjoy immediate access to the Brampton Valley Way, providing picturesque countryside walks and cycle routes that are particularly popular with dog walkers, hikers and cyclists. With excellent road links via the A508 and A5199, along with Northampton's mainline rail service offering direct connections to London Euston and Birmingham New Street, Kingsthorpe combines suburban charm with outstanding connectivity, making it one of Northampton's most desirable places to live.

## AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketed and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES ( SQ. FEET)



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1181 ft<sup>2</sup>

109.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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