

**81 Sherwood Avenue
Kingsthorpe
NORTHAMPTON
NN2 8TA**

£295,000



- **REFURBISHED FAMILY HOME**
- **THREE BEDROOMS**
- **REFITTED KITCHEN**
- **CUL-DE-SAC LOCATION**
- **OUTSTANDING SCHOOL CATCHMENT AREA**

- **NO ONWARD CHAIN**
- **DRIVEWAY & GARAGE**
- **REFITTED BATHROOM**
- **WARM AIR HEATING**
- **ENERGY RATING: D**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Having been recently renovated, this family home is nestled in a quiet cul-de-sac within an "outstanding" school catchment and offered with no onward chain. The property features an entrance porch, a spacious lounge, a dining room, and a refitted kitchen on the ground floor. Upstairs, you'll find three well-proportioned bedrooms and a refitted family bathroom. The exterior boasts front and rear gardens and a driveway which is partially gate and leads to a garage. Additional advantages include double glazing and gas warm air heating.

Ground Floor

Entrance Porch

Enter via double glazed door, windows to front and side, obscured glass panelled door leading to lounge.

Lounge

11'10" x 16'4" (3.61 x 4.99)

Window to front aspect, hardwood flooring, stairs rising to first floor, doors leading to dining room and kitchen.

Kitchen

12'5" max x 7'10" (3.79 max x 2.40)

Refitted with a range of wall and base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, fitted electric oven and induction hob, space and plumbing for washing machine, under stairs cupboard with fitted shelving, window to rear aspect, door leading to driveway, opening to dining room.

Dining Room

12'1" x 8'4" (3.7 x 2.55)

Double glazed sliding patio doors leading to rear garden, hardwood flooring, door to lounge and opening to kitchen.

First Floor

Landing

Doors leading to all rooms, airing cupboard, window to side aspect.

Bedroom One

9'3" x 14'2" (2.83 x 4.34)

Window to front aspect, stripped and painted flooring.

Bedroom Two

9'7" x 8'5" (2.93 x 2.58)

Built in double wardrobes, window to rear aspect, stripped and painted flooring.

Bedroom Three

9'10" max x 7'0" (3.02 max x 2.14)

Built in storage, window to front aspect.

Bathroom

Refitted with a three piece suite comprising low level W/C, vanity unit with inset sink, panel bath with electric shower over, tiled splash backs, obscured window to rear aspect.

Externally

Front Garden

Lawn area to the front and driveway leading to gate.

Rear Garden

Laid to patio and lawn, enclosed by timber fencing, various established plants and shrubs, summer house, door leading to garage, gated access to both sides.

Garage

17'1" x 8'7" (5.23 x 2.63)

Window to rear aspect, side door to garden, up and over door to front.

Agents Notes

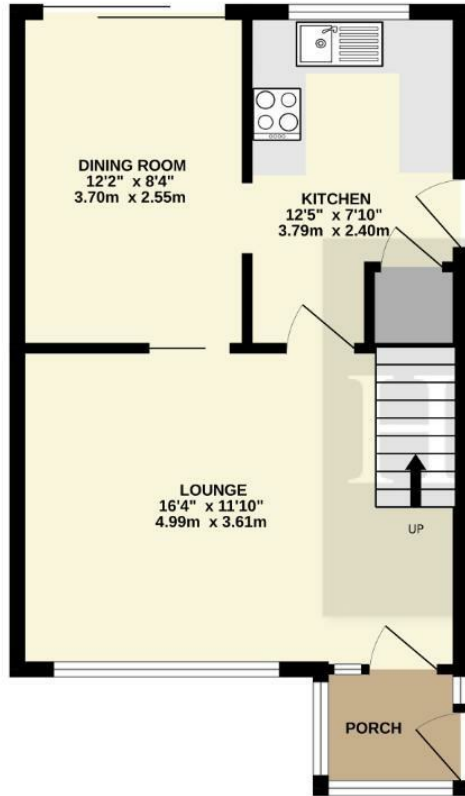
Local Authority: West Northamptonshire

Council Tax Band: C





GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.




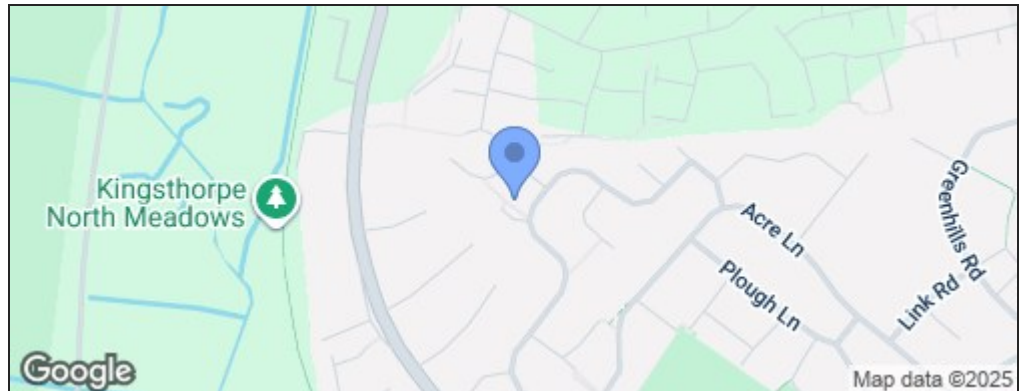
1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F	G	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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 firms employment has the authority to make or give any representation or warranty in respect of the property.