



**Kingsley Road, Northampton NN2 7BN**

**welcome to**

## **Kingsley Road, Northampton**

Located in the very popular 'Kingsley Park' area of town offering easy access to local parks, shops and school. Northampton Train Station, Cinema and Grosvenor Shopping Centre are all under 3 miles away making this the perfect location for families of all ages.

### **Entrance Porch**

Entered via double glazed door to the front aspect and door leading to entrance hall.

### **Entrance Hall**

Entered via single glazed door to the front aspect, stairs rising to first floor landing, door to cellar radiator and doors leading to all rooms.

### **Cloakroom**

Suite comprising wash hand basin, WC, and radiator.

### **Study**

Double glazed window to the rear aspect and radiator.

### **Lounge**

Double glazed window to the front aspect, fireplace with stone surround and hearth, coving to ceiling and radiator.

### **Dining Room**

Fireplace with stone surround and hearth, coving to ceiling and opening leading to Family Room.

### **Family Room**

Double glazed sliding Patio doors to the rear aspect leading to rear garden.

### **Kitchen**

Fitted kitchen comprising wall and base units with worksurfaces over, one and a half stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, space for cooker with hob over, space for dishwasher, space for fridge/ freezer, door leading to utility room and double glazed window to the side aspect.

### **Utility Room**

Double glazed window to the side aspect, space for washing machine, doors leading to cloakroom, study and rear garden.

### **First Floor Landing**

Stairs rising from entrance hall, double glazed window to the side aspect, access to loft space and doors leading to all rooms.

### **Bedroom One**

Double glazed window to the front aspect, built in wardrobes, coving to ceiling and radiator.

### **Bedroom Two**

Single glazed window to the rear aspect, coving to ceiling and radiator.

### **Bedroom Three**

Double glazed window to the front aspect, picture railing and radiator.

### **Bathroom**

Suite comprising bath with shower and mixer tap over with glass screen, wash hand basin, low level WC, partly tiled, radiator and double glazed obscured window to the rear aspect.

### **Externally Front**

Small frontage mainly laid with paved patio for easy maintenance and enclosed with dwarf brick walling.

### **Rear Garden**

Paved patio area for seating with steps down leading to a further paved patio area for easy maintenance fully enclosed with brick walling with side gated access.







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## Kingsley Road, Northampton

- Three/Four Bedrooms
- Extended
- Cellar
- Garage
- No Chain

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

**£280,000**



Total floor area 114.5 m<sup>2</sup> (1,233 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
KIN109593 - 0002

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