



**Ruskin Road, Northampton NN2 7TA**

**welcome to**

## **Ruskin Road, Northampton**

Located in an established street just 0.6 miles from the centre of Kingsthorpe providing well regarded facilities such as shops, schools and restaurants. A drive North will take you into open countryside with attractions including Pitsford Reservoir and Brixworth Country Park.

### **Entrance Hall**

Entered via double glazed door to the side aspect, radiator and doors leading to all rooms.

### **Lounge**

Double glazed Patio doors to the rear aspect leading to Conservatory, feature fireplace with wood surround and hearth, coving to ceiling and radiator.

### **Kitchen**

Fitted kitchen comprising wall and base units with worksurfaces over, stainless steel sink and drainer unit, free standing electric oven with has hob over, space for fridge/ freezer, plumbing for washing machine, wall mounted boiler and double glazed window to the rear aspect.

### **Conservatory**

Double glazed windows to the side and rear aspect and double glazed French doors to the rear aspect leading to rear garden.

### **Bedroom One**

Double glazed Bay window to the front aspect, coving to ceiling and radiator.

### **Bedroom Two**

Double glazed box Bay window to the front aspect, door to cupboard housing meters, coving to ceiling and radiator.

### **Bathroom**

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



## Externally

### Front

Mature trees and shrubs with pathway leading to front door and fully enclosed with picket fencing and gate.

### Rear Garden

Raised decked area for seating and entertaining, steps down leading to lawned area with shrubs and fully enclosed with hedging and timber fencing with side gated access.



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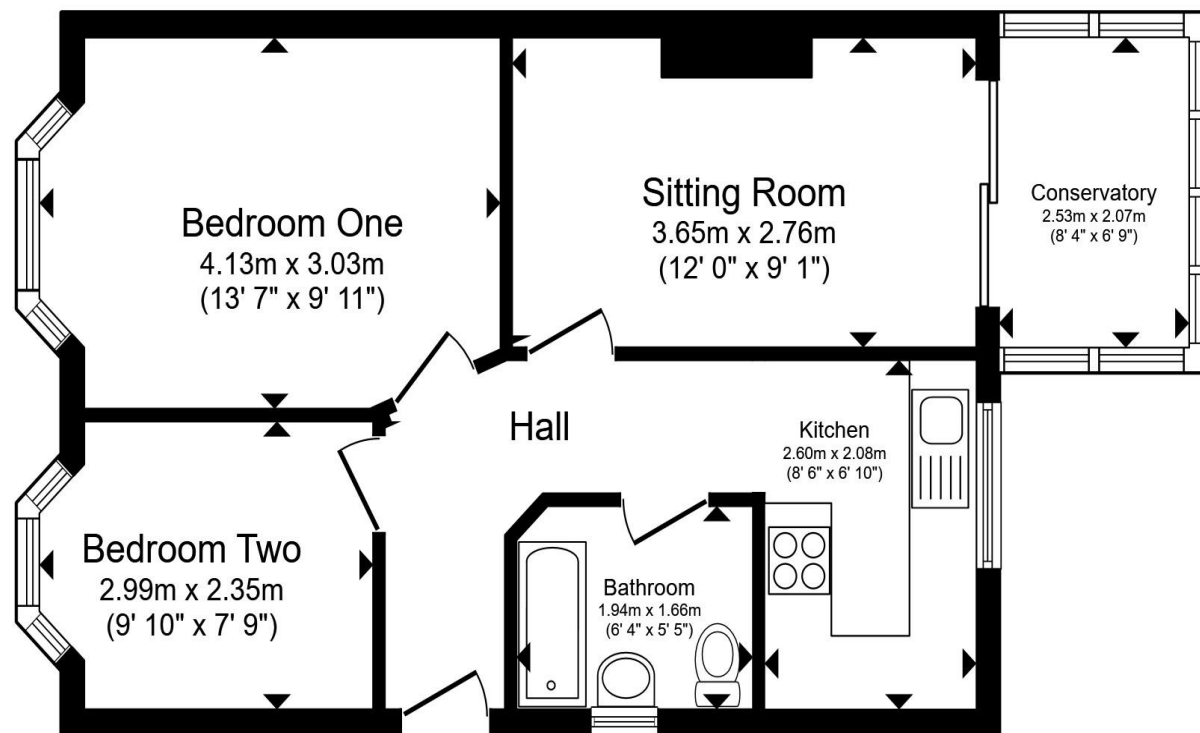
welcome to

## Ruskin Road, Northampton

- Bungalow
- Two Bedrooms
- Kingsthorpe Location
- Conservatory
- Double Glazing

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

**£240,000**



Total floor area 49.7 m<sup>2</sup> (535 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:  
KIN109544 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01604 719461**



[NorthamptonNorth@williamhbrown.co.uk](mailto:NorthamptonNorth@williamhbrown.co.uk)



74 Kingsley Park Terrace, Kingsley,  
NORTHAMPTON, Northamptonshire, NN2 7HH



[williamhbrown.co.uk](http://williamhbrown.co.uk)