



33 Kentstone Close, Kingsthorpe, Northampton, NN2 8UH

HOWKINS &
HARRISON

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Kingsthorpe, Northampton,
NN2 8UH

Guide Price £368,000

A well-presented detached family home, occupying an elevated and prominent position within a quiet cul-de-sac. The property offers generous family living accommodation, having been enhanced by the current owners, and benefits from a landscaped garden together with off-road parking for multiple vehicles.

Features

- Detached family home
- Four bedrooms
- Family bathroom
- Spacious sitting room
- Separate dining room
- Fitted kitchen
- Understairs WC
- Landscaped rear garden
- Driveway parking for multiple vehicles



Location

Conveniently situated approximately two miles north of Northampton within a conservation area and close to the village green, church, Kingsthorpe Village Primary School and all day to day shopping facilities to include, Waitrose, Asda, opticians, library, banks and public houses. Access to the outer ring and in turn to major link roads are within a relatively short distance as well as rail links to London Euston which can be found at Castle Station.

Outside

The front garden is mainly laid to lawn, with a planted gravel border and steps leading to the front door. A block-paved tandem driveway runs along the side of the house, providing off-road parking for multiple vehicles, with gated access to the rear garden and a side door into the kitchen. Gated access is also available on both sides of the property.

The rear garden is a well-maintained, tiered space with a paved patio seating area and a pathway leading to a secondary seating area. There is a hardstanding area suitable for a shed, overlooking the main lawn. The garden is enclosed by fencing and complemented by established shrubs and planted borders.



Ground Floor

The property is accessed via a composite uPVC front door into an entrance hall, providing access to all principal ground-floor rooms and stairs leading to the first-floor accommodation. A convenient WC is located under the stairs. The sitting room is bright and spacious, with a large front-facing window and a feature fireplace with gas fire. French doors open through to the separate dining room, which has uPVC French doors leading to the rear garden. The fitted kitchen includes a range of shaker-style base and wall units with work surfaces, a freestanding cooker with extractor hood, and a stainless-steel sink. There is space and plumbing for a dishwasher, washer/dryer, and a freestanding fridge/freezer. A door provides side access to the driveway.

First Floor

The property features four bedrooms, with the master bedroom benefiting from fitted wardrobes. On the landing, there is a convenient storage cupboard housing the gas-fired boiler. The family bathroom is fitted with a standalone shower cubicle, WC, and wash basin.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. Tel:01604-823456.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

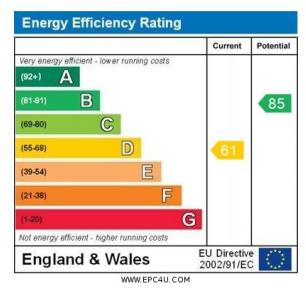
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council.

Tel:0300-1267000

Council Tax Band- D



Howkins & Harrison

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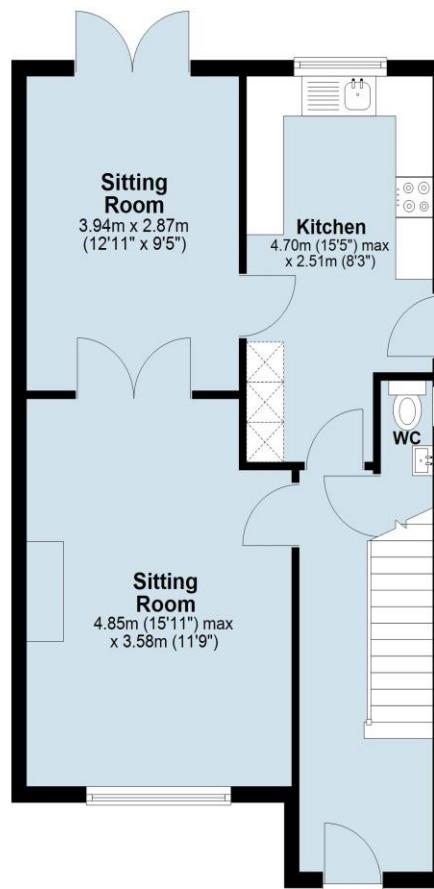
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Ground Floor

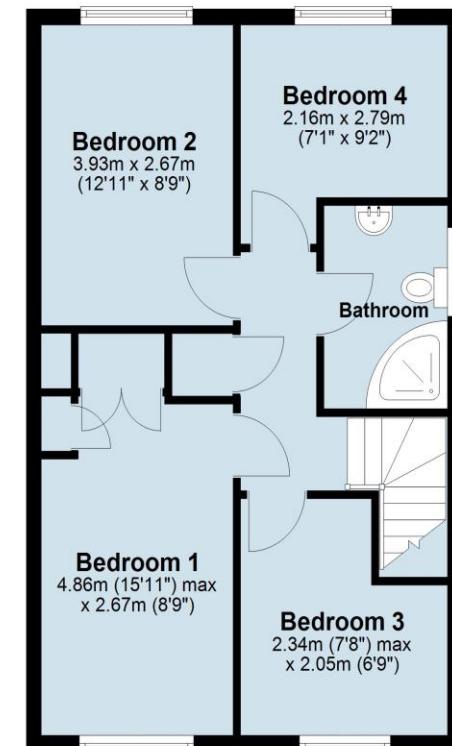
Approx. 50.7 sq. metres (545.8 sq. feet)



Total area: approx. 94.1 sq. metres (1013.4 sq. feet)

First Floor

Approx. 43.4 sq. metres (467.6 sq. feet)



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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