



### COUNCIL TAX

West Northamptonshire Council - Band B

### LOCAL AMENITIES

At St Matthew's Parade there are various shopping facilities including Post Office, Chemist, Off Licence and a Bakery. There is a Morrisons Supermarket approximately half a mile away. A local bus service to Northampton town centre runs from St Matthews Parade.

### HOW TO GET THERE

From Northampton town centre proceed in a north easterly direction along the A5123 Kettering Road passing the Northampton Racecourse recreation ground and at the traffic lights turn left into Kingsley Road and proceed over the next set of traffic lights. Upon coming down the hill turn right into Milton Street North where the property can be found in front of the green on the right hand side.

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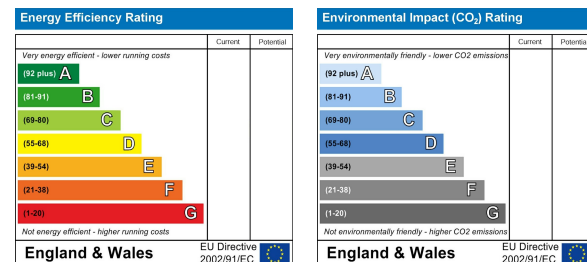
# 173 Milton Street North, Kingsley, Northampton, NN2 7DD



## Asking Price £290,000 Freehold

A very well presented and extended mature three bedroom semi-detached family home situated on a quiet road in the popular residential area of Kingsley. The accommodation comprises, entrance hall, cloakroom, lounge, kitchen/dining/family room. To the first floor are three bedrooms, re-fitted shower room and a attic room currently being used as a bedroom. Outside is a front garden and the rear garden is mainly laid to lawn, enjoys a sunny aspect and a high degree of privacy.

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9 Westleigh Office Park, Northampton, NN3 6BW

T: 01604 230222 F: 01604 232627

www.richardgreener.co.uk

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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

13'9 x 5'7

Enter via an original stained glass front door, wood paneling, wood flooring, radiator and cover, stairs to the first floor and doors leading to:-

#### CLOAKROOM

Suite comprising WC, gas wall mounted combination boiler and UPVC double glazed window to the side.

#### LOUNGE

16'3 x 11'2

UPVC double glazed bay window to the front, gas coal effect fire with granite hearth and wood mantle, radiator and double doors opening onto the family room.



#### FAMILY ROOM

7'6 x 7'6

Radiator and currently used as a snug.

### FIRST FLOOR

#### LANDING

Ladder staircase to the attic room and UPVC double glazed window to the side. Doors lead to:-

#### BEDROOM ONE

13'0 x 8'8

UPVC double glazed bay window to the front, built in quadruple wardrobes and radiator.



#### BEDROOM TWO

11'5 x 10'1

UPVC double glazed window to the rear and radiator.



#### BEDROOM THREE

7'3 x 7'0

UPVC double glazed window to the front and radiator.



#### SHOWER ROOM

6'9 x 6'2

Re-fitted suite comprising WC, wash hand basin and vanity unit with storage below, corner shower cubicle with glass centre opening doors, rain head shower and hand held shower attachment. The shower room is fully tiled with a chrome towel radiator, extractor and UPVC double glazed window with obscure glass to the rear.



#### ATTIC ROOM

11'6 x 11'3

Velux window, under eaves storage and currently used as a bedroom.



### OUTSIDE

#### FRONT GARDEN

Mainly laid to lawn with flower and shrub borders, pathway to front door and enclosed by brick walling with a cast iron gate.

#### REAR GARDEN

Mainly laid to lawn with flower and shrub borders, shed and enclosed by wood panel fencing. The rear garden enjoys a sunny aspect and privacy with secure gated access to the side from front to rear.

#### SERVICES

Main drainage, gas, water and electricity connected.



#### KITCHEN/DINING ROOM

16'9 x 15'6

This superb extended kitchen/diner has a range of base and eye level units with wooden worktops and tiled splash backs, single sink and drainer with chrome mixer tap and the appliances include Rangemaster style cooker, extractor, dishwasher, plumbing for washing machine, space for fridge/freezer, part vaulted ceiling and opening onto the dining area which then opens onto the family room. UPVC double glazed window and UPVC double glazed french doors to the rear garden.

For further information on viewing call 01604 230222