

for sale

£300,000



## Knights Lane Northampton NN2 6QN

Ideally located in the desirable village of Kingsthorpe is this extended dorma bungalow which is offered to the market with NO UPWARD CHAIN. Benefits from an open plan living/dining room, kitchen/breakfast room, three bedrooms and a family bathroom with four piece suite.



# Knights Lane Northampton NN2 6QN

## Entrance Hall

Door to the side elevation with further doors leading off to the lounge/dining room, open plan kitchen/breakfast room and family bathroom. Wall mounted radiator and stairs rising to the first floor landing.

## Living/ Dining Room

### Living Room

Double glazed bay window to the front elevation. Feature fireplace, coving to ceiling, wall mounted radiator and open to the dining area.

### Dining Area

Space for eight seater dining table and chairs. Wall lights, coving to ceiling, wall mounted radiator and multi pained French doors opening to the work from home office/bedroom three. Open to the living room.

### Family Bathroom

Four piece suite comprising shower cubicle, panelled bath with Victorian mixer tap, low level flush w.c and pedestal wash hand basin with tiling to floor and splash back areas. Wall lights, coving to ceiling, wall mounted radiator and opaque double glazed window to the front elevation.



## Kitchen/ Breakfast Room

Spacious fitted kitchen with a range of wall and base level units. Sink and drainer set into work surfaces and tiled to splash back areas. Space for free standing cooker, and further space for an upright fridge/freezer. Tiled floor, wall mounted radiator, space for breakfast table and chairs and double glazed window to the rear elevation.

## Utility Room

Plumbing for washing machine and space for a tumble dryer. Wall mounted radiator and double glazed window to the side elevation.

## Home Office/ Bedroom Three

Work from home office/ bedroom three with wall mounted radiator and double glazed window to the rear elevation.

## Rear Lobby

Door to the side elevation with further doors leading off to the downstairs cloakroom and open plan kitchen/breakfast room.

## Cloakroom

Two piece suite comprising low level flush w.c and wash hand basin with tiling to splash back area. Opaque double glazed to the side elevation.

## First Floor Landing

Stairs rise from the entrance hall. Doors lead off to two further bedrooms.

## Bedroom One

Two UPVC double glazed windows to the rear elevation. Fitted wardrobes, two wall mounted radiators and connecting door to the en-suite cloakroom.

## En-Suite Cloakroom

Three piece suite comprising low level flush w.c, bidet and pedestal wash hand basin. Extractor fan and half height tiling.

## Bedroom Two

Double glazed window to the front elevation and wall mounted radiator.

## Outside

## Front And Side Garden

Mainly laid to lawn with shrub and flower borders. Patio area, retaining timber fencing and gated access to the block paved driveway.

## Driveway

Block paved gated driveway providing off road parking for several cars and leading to the oversized garage. Courtesy door to the garage and workshop. Gated access to the side garden.

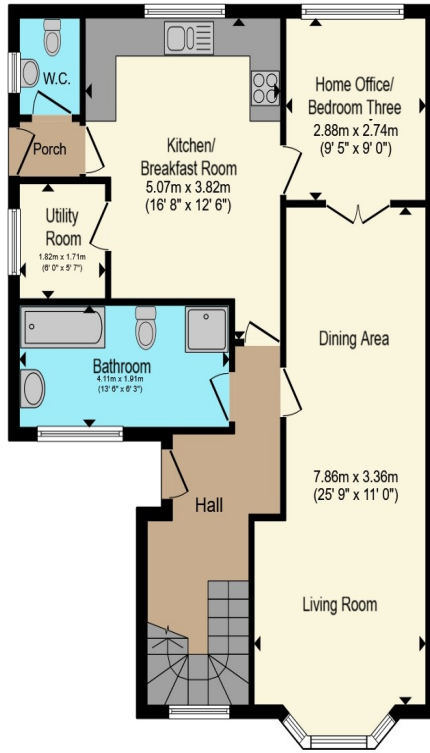
## Garage/ Workshop

Oversized single garage with an electric roller door and power and lighting connected. Further door opens to the workshop.

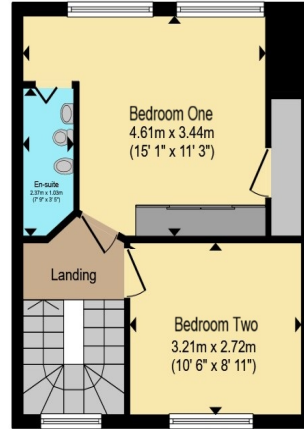
## Council Tax Band

C





**Ground Floor**



**First Floor**

Total floor area 109.7 m<sup>2</sup> (1,180 sq.ft.) approx

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Tenure:Freehold EPC Rating: D

Council Tax Band: C

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