



**Welford Road**  
Northampton

**JACKSON  
GRUNDY** | *The  
Village  
Agency*







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## Welford Road Northampton, NN2 8PT

TOTAL AREA: APPROX. 225.27 SQ. METRES (2424.8 SQ. FEET)

**AN INDIVIDUAL DETACHED BUNGALOW SITUATED ON THE EDGE OF THE TOWN CLOSE TO BOTH AMENITIES AND THE COUNTRYSIDE.**

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### GROUND FLOOR

- PORCH
- ENTRANCE HALL
- SITTING / DINING ROOM
- KITCHEN / DINING ROOM
- REAR HALL
- UTILITY ROOM
- CLOAKROOM
- CONSERVATORY
- BATHROOM
- BEDROOM ONE (EN-SUITE)
- BEDROOM TWO
- BEDROOM THREE

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### OUTSIDE

- FRONT GARDEN
- GARAGE
- REAR GARDEN

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**£599,000 Freehold**







## THE PROPERTY

The property is entered via a porch which leads into a large entrance hall with space for furniture and leading off it is a large coat / boot cupboard. In the sitting room there is ornate coving and a feature fireplace with gas coal effect stove and this leads into the study area.

The 25ft kitchen / dining room has granite topped units incorporating a breakfast bar. There is a range oven plus a built in dishwasher and microwave, fridge and coffee maker. The rear hall gives access to the utility room, cloakroom and large conservatory with views of the countryside.

Bedroom one has built in wardrobes, dressing table and bedside cabinets plus double doors leading to the balcony with countryside views. The 17ft en-suite has twin wash hand basins, bath and a shower. There are two further bedrooms and a family bathroom.

Outside, an electric gated driveway with intercom provides parking for several vehicles and adjacent bin store plus there is further gated parking in front of the garage. The rear garden has a lawn with borders, raised vegetable beds and a greenhouse. There is extensive hard landscaping including paths, steps and a seating area from which the views can be enjoyed.

EPC Rating D. Council Tax Band F.





## MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.







## MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band F
EPC Rating	D
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Parking, Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

## LOCATION

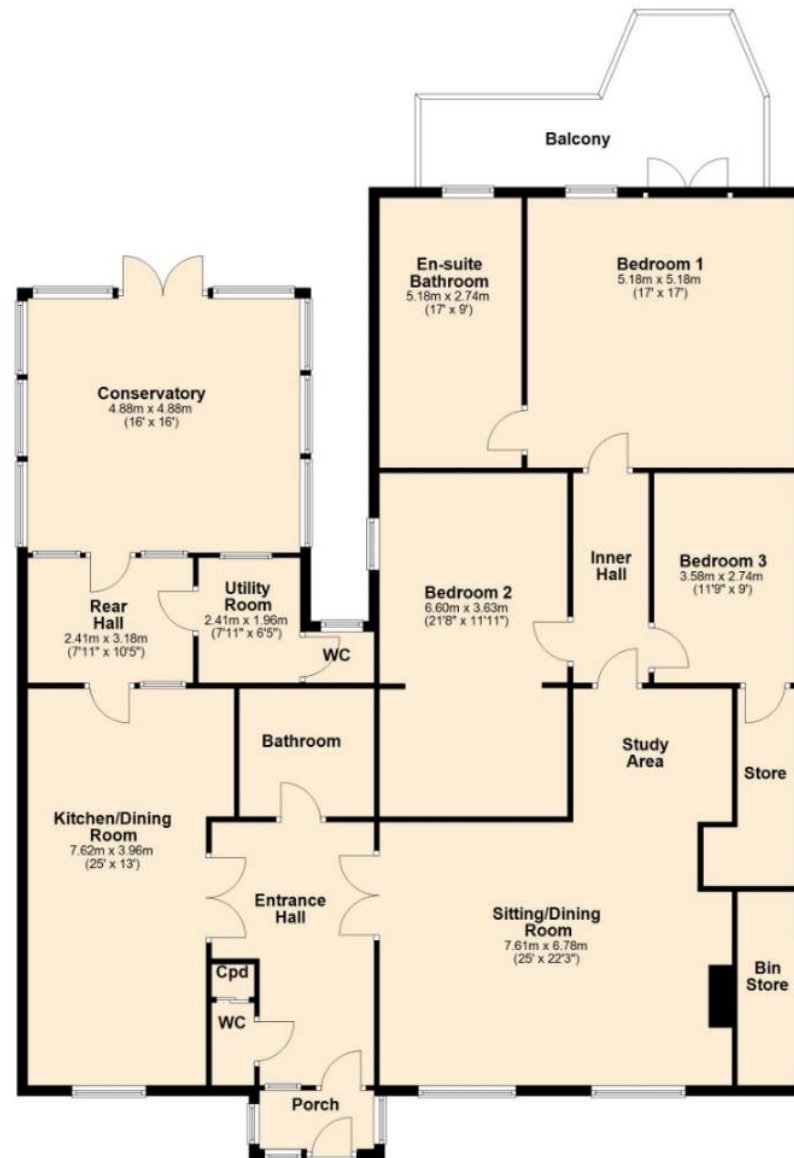
Once a village, Kingsthorpe is now a suburb to the northwest of Northampton town centre with the old village set behind A508 Kingsthorpe Road. Starting at the junction where local landmark public house, The Cock Hotel, is sited, this road takes you past the recently regenerated, Kingsthorpe Shopping Centre which is home to two large supermarkets, a pharmacy, mobile phone store, coffee shop, pet store and bank. Across the A5199 Welford Road junction further shops, banks, take away foods and public houses line the road continuing up to the Whitehills area of this suburb where you'll find the Whitehills primary school. As you travel up the Boughton Green Road towards Moulton you'll pass Kingsthorpe College secondary school. Areas set off the A5199 Welford Road benefit from having the Brampton Valley Way on their doorstep which is hugely popular for dog walking, hiking and cycling. With the two aforementioned main access roads and Northampton's mainline train service to London Euston and Birmingham New Street, transportation links from this very popular area are well catered for.

## IMPORTANT NOTICE

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

## FLOORPLAN

TOTAL AREA: APPROX. 225.27 SQ. METRES (2424.8 SQ. FEET)







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