



Green End
Northampton

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



Green End

Northampton, NN2 6RD

TOTAL AREA: APPROX. 217.04 SQ. METRES (2336.2 SQ. FEET)

NESTLED IN THE HEART OF SOUGHT AFTER KINGSTHORPE VILLAGE, FREMAUX LODGE OFFERS THE PERFECT BLEND OF TOWN AND COUNTRY LIVING. WITH SCENIC FIELD VIEWS, PICTURESQUE WALKING ROUTES, AND A FULL RANGE OF AMENITIES INCLUDING A NEARBY WAITROSE JUST A SHORT STROLL AWAY.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- DINING ROOM
- STUDY
- KITCHEN / DINING
- UTILITY ROOM

FIRST FLOOR

- LANDING
- BEDROOM ONE (EN-SUITE)
- BEDROOM TWO (EN-SUITE)
- BEDROOM THREE (EN-SUITE)

SECOND FLOOR

- LANDING
- BEDROOM FOUR
- BEDROOM FIVE
- BATHROOM

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

Offers in Excess of £775,000 Freehold





THE PROPERTY

Upon entering, you are immediately greeted by a generous entrance hall that sets the tone for the spacious accommodation throughout. The ground floor features a bright and airy triple aspect sitting room, a large kitchen / dining room complete with a range cooker, and an adjoining utility and boiler room. Further rooms include a spacious dining room, a study, and a cloakroom, providing excellent versatility for modern family life.

The wide first floor landing mirrors the grandeur of the entrance hall and leads to three well proportioned bedrooms, each benefiting from its own en-suite bathroom or shower room. The principal bedroom sits at the front of the home and features fitted wardrobes and drawers, along with a luxurious four-piece en-suite. The additional bedrooms on this floor also offer fitted wardrobes and generous space.

A further staircase rises to the second floor, where you will find two additional double bedrooms and a family bathroom, ideal for guests, older children, or multi generational living.

Sitting on a plot of approximately a quarter of an acre, the property is accessed through double gates opening onto a long gravel driveway. This leads to a wide tarmacked area with ample off-road parking and a detached double garage. The large, private rear garden is mainly laid to lawn, with mature borders and a patio area positioned directly off both the kitchen and sitting room perfect for outdoor dining and entertaining.

EPC Rating C. Council Tax Band G.





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 OFSTED "outstanding" 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



IMPORTANT NOTICE

Important Notice - 1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



FLOORPLAN

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