



walling and flower beds. There is secure gated access to the side from the driveway and the rear garden enjoys a sunny aspect and privacy.



SERVICES
Main drainage, gas, water and electricity are connected.

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COUNCIL TAX

West Northamptonshire Council - Band E

LOCAL AMENITIES

Kingsthorpe offers many facilities including Supermarkets, Library, Off Licence, Post Office, Public Houses and restaurants. There are bus services to Northampton town centre. Local schools include Kingsthorpe Village Primary, Boughton Primary School, Kingsthorpe Grove Primary and All Saints CEVA Primary. Secondary education is available at Kingsthorpe Community College.

HOW TO GET THERE

Proceed out of Northampton town centre along the A508 and onto the Barrack Road. Continue on this road for approximately two miles. Upon entering Kingsthorpe main shopping front turn right into Boughton Green Road. Proceed along this road until you reach the Scholars Green Persimmon development and turn right into Ashton Way. At the end of the road turn left and then first right into Campus Drive where the property can be found on the right hand side.

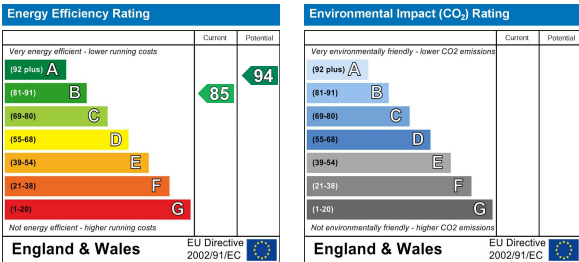
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155 Campus Drive, Northampton, NN2 7FX



Asking Price £425,000 Freehold

A very well maintained modern four bedroom detached family home situated on a quiet road in the popular residential area of Scholars Green in Kingsthorpe. The accommodation comprises entrance hall, cloakroom, lounge, kitchen/diner, utility room and to the first floor there are four bedrooms with ensuite to the master and a family bathroom. Outside there is a front garden and driveway giving off road parking for three cars and leading to the detached single garage. The walled rear garden is mainly laid to lawn and patio and enjoys a sunny aspect and privacy.



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Enter via a UPVC double glazed front door with obscure glass window, radiator, stairs to first floor and doors leading to:-

LOUNGE

13'2 x 10'7

UPVC double glazed window to the front and radiator.



STUDY

10'6 x 9'9

UPVC double glazed window to the front and radiator. This room is currently being used as the dining room.



KITCHEN/DINER

20'2 x 9'4

Fitted with a range of base and eye level units, roll top work surfaces and splashbacks, further tiled splashbacks, stainless steel sink and drainer with chrome mixer tap, built in appliances include oven, hob and extractor, fridge/freezer, dishwasher, UPVC double glazed window to the side and rear elevations, space for

table, radiator and UPVC double glazed French doors to the garden. A door leads to:-



UTILITY ROOM

6'2 x 5'2

Fitted with a range of base level units, roll top work surfaces, plumbing for washing machine, space for dryer, gas, wall mounted combination boiler housing cupboard, radiator, UPVC double glazed door to rear garden and a door leading to:-

CLOAKROOM

Suite comprising WC and wash hand basin, radiator, tiled splashbacks and UPVC double glazed window with obscure glass to the side.

FIRST FLOOR

LANDING

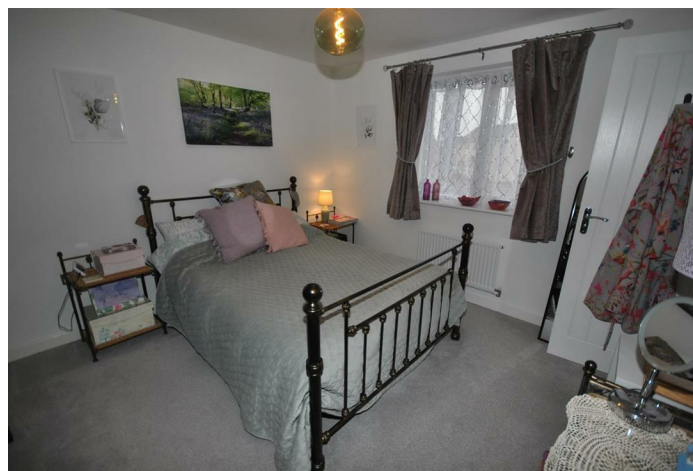
14'6 x 7'9

Loft access hatch with pull down ladder, storage cupboard, radiator, UPVC double glazed window to the side and doors leading to:-

BEDROOM ONE

11'4 x 10'9

UPVC double glazed window to the rear, radiator and door to:-



ENSUITE

6'4 x 6'1

Suite comprises WC, wash hand basin, shower cubicle with centre glass folding door, half tiled, extractor, towel radiator and UPVC double glazed window with obscure glass to the rear.



BEDROOM TWO

11'4 x 8'5

UPVC double glazed window to the front and radiator.



BEDROOM THREE

8'2 x 7'8

UPVC double glazed window to the front and radiator.



BEDROOM FOUR

9'7 x 8'9

UPVC double glazed window to the front and radiator.

FAMILY BATHROOM

8'1 x 6'5

Suite comprising WC, wash hand basin, panelled bath with shower and glass screen, towel radiator, extractor, half tiled and UPVC double glazed window with obscure glass to the rear.



OUTSIDE

FRONT GARDEN

The front garden is mainly laid to gravel and bushes and is enclosed by a wrought iron fence with gate and pathway to the front door. There is also a driveway to the side giving off road parking for three cars and leading to the detached single garage.

DETACHED SINGLE GARAGE

Metal up and over door with power and lighting.

REAR GARDEN

The landscaped rear garden has a stone patio area with the remainder of the garden laid to lawn and enclosed by brick

For further information on viewing call 01604 230222