42 St Georges Avenue
Kingsley
NORTHAMPTON
NN2 6JA

£425,000

- MATURE SEMI DETACHED HOME
- SEPARATE RECEPTION ROOMS
- VERSATILE THREE ROOM CELLAR
- CONSERVATION AREA TO REAR
- THREE DOUBLE BEDROOMS
- REFITTED KITCHEN
- OPEN VIEWS OF PARKLAND TO FRONT
- ENERGY EFFICIENCY RATING : TBC

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PERSONAL • PROFESSIONAL • PROACTIVE

A large and mature semi detached home, positioned on this exclusive road directly adjoining the historic Northampton Racecourse, enjoying pleasant views to both the front and rear.

The property is full of character and charm, retaining many original features including stripped wooden doors, working fireplaces and stained glass windows, whilst also benefiting from modern improvements such as a refitted contemporary bathroom featuring a spa bath with built in TV.

The ground floor accommodation comprises an entrance porch leading into a spacious hallway providing access to all ground floor rooms, including two reception rooms, a recently refitted kitchen and a downstairs WC. To the first floor is a generous landing with a bow stained glass window to the front, three well proportioned double bedrooms, all enjoying views over the racecourse or surrounding woodland, and a newly fitted contemporary family bathroom.

The property further benefits from a large cellar split into three areas.

Externally, to the front is a recently widened driveway providing off road parking for two vehicles, along with a low maintenance frontage. The large rear garden has recently been landscaped to include two patio areas and a lawn, and backs onto a wooded area, offering a high degree of privacy.

Additional benefits include UPVC double glazing, gas central heating with Nest smart thermostat control, and a highly convenient location within walking distance of Northampton town centre and the railway station.

Entrance Porch
Entered via composite door with leaded glass, obscured double glazed window to side aspect, glazed door to:

Entrance Hall
Dog leg stairs rising to first floor, old school radiator, picture rail, doors to;

Dining Room
14'9" x 12'4" (4.52 x 3.76)
Double glazed bay window to front aspect, period effect cast iron fireplace with tiled inserts and wood mantle surround with granite hearth, picture rail, TV point.

Sitting Room
13'7" x 12'4" (4.16 x 3.76)
Double glazed French doors leading to rear garden, further casement windows to sides, wood burning stove with wooden mantle surround, picture rail, TV point.

Kitchen/Breakfast Room
13'3" x 11'9" (4.04 x 3.59)
Recently refitted and finished to a high standard, this contemporary kitchen offers a modern range of wall and base units, ample worktop space, and integrated appliances for a clean, streamlined look. Natural light enhances the room, making it perfect for family meals and entertaining.

Downstairs WC
4'10" x 4'1" (1.49 x 1.27)
Obscured double glazed window to side aspect. White suite comprising low level WC and wall mounted corner wash hand basin, radiator.

Landing
Double glazed leaded light window to front aspect, old school style radiator, loft access. Spacious landing provides access to all first floor rooms.

Bedroom One
14'8" x 12'4" (4.48 x 3.76)
UPVC double glazed bay window to front aspect. Built-in wardrobe, picture rail, radiator.

Bedroom Two
13'8" x 12'5" (4.18 x 3.81)
Double glazed window to rear aspect. Picture rail, radiator. Generous double room with views over the rear garden.

Bedroom Three
10'9" x 10'1" (3.30 x 3.08)
Double glazed window to rear aspect, fitted wardrobe, radiator. Well proportioned third bedroom.

Bathroom
10'11" x 4'7" (3.35 x 1.42)
Obscure UPVC window to front. Spa bath with shower over, integrated Bluetooth speakers, LED lighting. Built-in internet enabled TV, inset sink with storage, low level WC, mirrored storage cabinets, heated mirror with lighting and Bluetooth speaker. Mosaic tiling to bath, ceramic tiling to walls, granite floor tile. A modern and luxurious bathroom.

Cellar Room One
24'7" x 11'10" (7.51 x 3.63)
Plumbing for washing machine, three double power sockets, radiator.

Cellar Room Two
13'6" x 12'4" (4.13 x 3.77)
Radiator and two double power sockets.

Cellar Room Three
13'1" x 12'4" (4.01 x 3.77)
Radiator, one double power socket, seating area built into bay.

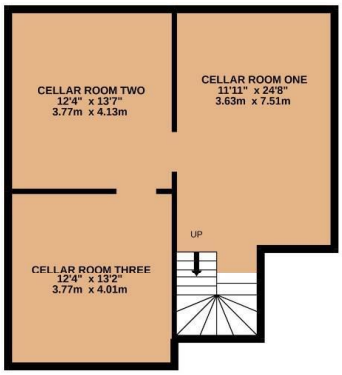
Front Garden
Widened driveway providing off road parking for two vehicles, with low maintenance frontage.

Rear Garden
Landscaped with raised patio, lawn area, and further patio to the rear. Gated side access, enclosed by wooden fencing and mature stone wall. Features include external tap, power sockets, and LED lighting along the side passageway. Private and enclosed, backing onto a conservation area.

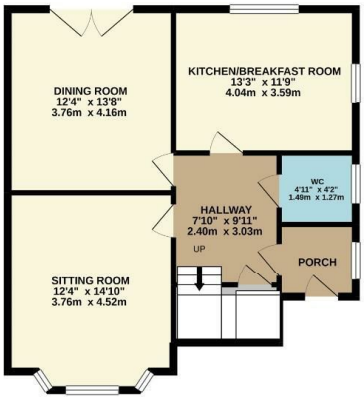
Agents Notes
West Northamptonshire Council
Council Tax Band: E

LOGS
KINDLING

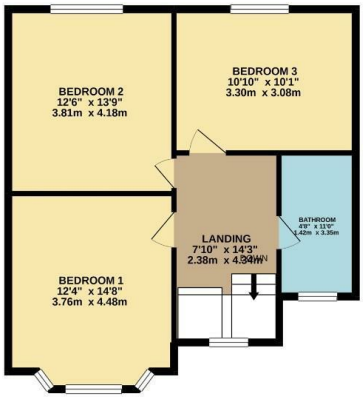
CELLAR
587 sq.ft. (54.5 sq.m.) approx.



GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1913 sq.ft. (177.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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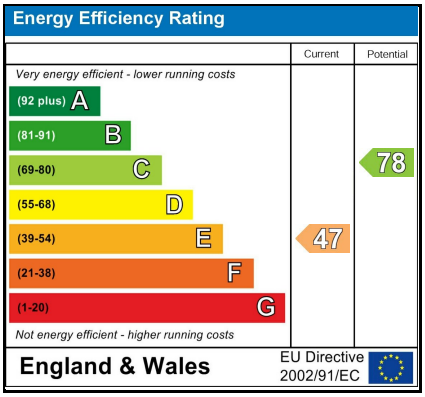

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