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Kingsland Avenue, Kingsthorpe
Northampton

Northamptonshire, NN2 7PP

£290,000 Semi-Detached



**Platinum Trusted
Service Award**

Based on service ratings
over the past year



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Kingsthorpe
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JACKSON GRUNDY ARE DELIGHTED TO PRESENT THIS RECENTLY REFURBISHED THREE BEDROOM SEMI DETACHED HOME ON KINGSLAND AVENUE, CONVENIENTLY SITUATED CLOSE TO THE LOCAL SHOPS AND AMENITIES OF KINGSTHORPE.

GROUND FLOOR

- HALLWAY
- WC
- UTILITY ROOM
- LOUNGE
- KITCHEN

OUTSIDE

- FRONT GARDEN
- GARAGE
- REAR GARDEN

FIRST FLOOR

- LANDING
 - BEDROOM
 - BEDROOM
 - BEDROOM
 - BATHROOM
-





THE PROPERTY

Jackson Grundy are delighted to present this recently refurbished three bedroom semi detached home on Kingsland Avenue, conveniently situated close to the local shops and amenities of Kingsthorpe.

The property has undergone full internal redecoration and is finished to a good standard throughout. Additional benefits include a single detached garage and driveway, a larger than average plot, and a downstairs cloakroom.

The accommodation briefly comprises entrance hall, utility space, cloakroom, open plan lounge/dining room, and a well equipped, refitted kitchen. Upstairs offers three well proportioned bedrooms and a modern three piece bathroom suite.

Externally, the property boasts a generously sized, south facing rear garden. To the front, there is a driveway providing off road parking, side access to the rear garden, and access to the detached single garage.

To arrange a viewing, please call 01604 722197.

EPC Rating: D. Council Tax Band: B







MATERIAL INFORMATION

Type	Semi-Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band B
EPC Rating	D
Electricity Supply	Ask Agent
Gas Supply	Ask Agent
Water Supply	Ask Agent
Sewerage Supply	Ask Agent
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Ask Agent
Parking	Ask Agent
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Ask Agent
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

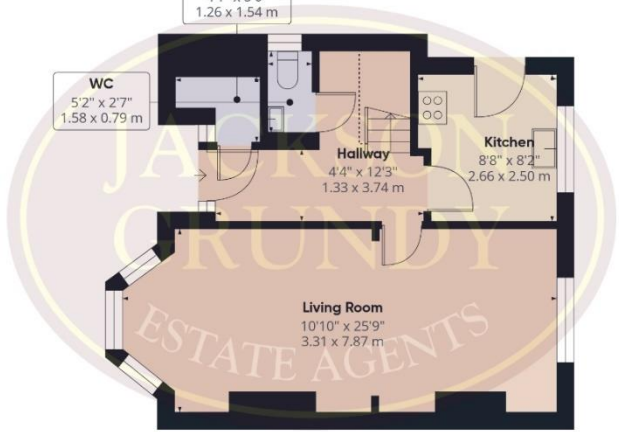
LOCATION

Once a village in its own right, Kingsthorpe is now a well-established and highly sought-after suburb located to the northwest of Northampton town centre, with the original village tucked away just behind the A508 Kingsthorpe Road. The area begins at the junction marked by the well-known local landmark, The Cock Hotel public house, and continues past the recently regenerated Kingsthorpe Shopping Centre. This vibrant hub offers a wide range of everyday amenities, including two large supermarkets, a pharmacy, bakery, coffee shop, pet store and opticians. Beyond the A5199 Welford Road junction, the main road is lined with an excellent mix of shops, banks, salons, takeaways and public houses, extending towards the popular Whitehills area. Boughton Green Road leads north towards Moulton and passes Kingsthorpe College secondary school, further enhancing the area's strong educational offering. Residential areas just off Welford Road enjoy immediate access to the Brampton Valley Way, providing picturesque countryside walks and cycle routes that are particularly popular with dog walkers, hikers and cyclists. With excellent road links via the A508 and A5199, along with Northampton's mainline rail service offering direct connections to London Euston and Birmingham New Street, Kingsthorpe combines suburban charm with outstanding connectivity, making it one of Northampton's most desirable places to live.

AGENTS NOTES

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.

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



Floor C



Floor 1

Approximate total area⁽¹⁾

825 ft

76.7 m

Reduced headroom

15 ft²

1.4 m

(1) Excluding balconies and terrace

Reduced headroom

..... Below 5 ft/1.5

Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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