



Connells

Bective Close
Northampton



Property Description

****PERFECT STARTER HOME**** This immaculately presented mid-terrace family home is conveniently situated in the desirable area of Kingsthorpe and within close to plenty of local schools and amenities.

The property offers a living room, inner hallway, downstairs cloakroom and open plan kitchen/dining room. To the first floor there are two double bedrooms and the family bathroom.

Outside there is a landscaped garden to the rear and off road parking for two cars set to the front.

Offered with NO UPWARD CHAIN, viewing is highly advised to fully appreciate.

Living Room

14' 2" max x 13' 10" (4.32m max x 4.22m)
UPVC double glazed window to the front elevation. Wall mounted radiator, under stairs storage cupboard and connecting door to the inner hall.

Inner Hall

Connecting door to the cloakroom, living room and kitchen/dining room. Stairs rise to the first floor landing.

Cloakroom

Two piece white suite comprising low level flush w.c and pedestal wash hand basin with complimentary tiling to splash back area.. Extractor fan and wall mounted radiator.

Kitchen/ Dining Room

14' 2" x 8' 3" (4.32m x 2.51m)
Fully fitted kitchen comprising a range of wall and base level units. Stainless steel one and a half bowl sink and drainer with mixer tap over, set into the work surfaces with matching up stands. Integrated oven and four ring gas hob with stainless steel cooker-hood over.

Plumbing for washing machine and space for free standing upright fridge/freezer. Wall mounted radiator and UPVC double glazed window and UPVC double glazed French doors to the rear elevation.

First Floor Landing

Stairs rise from the inner hall. Doors lead off to two double bedrooms and the family bathroom. Airing cupboard and access to the loft space.

Bedroom One

12' 1" x 10' 8" max (3.68m x 3.25m max)
Two UPVC double glazed window to the front elevation and wall mounted radiator.

Bedroom Two

14' 1" x 9' 2" max (4.29m x 2.79m max)
Two UPVC double glazed window to the rear elevation and wall mounted radiator.

Family Bathroom

Three piece white suite comprising panelled bath with shower mixer tap over, and glazed shower screen, low level flush w.c and pedestal wash hand basin with complimentary splash back. Extractor fan and wall mounted radiator.

Outside

Front Garden/ Parking

Shrub border and pathway to the front door. Outside light and two allocated parking spaces.

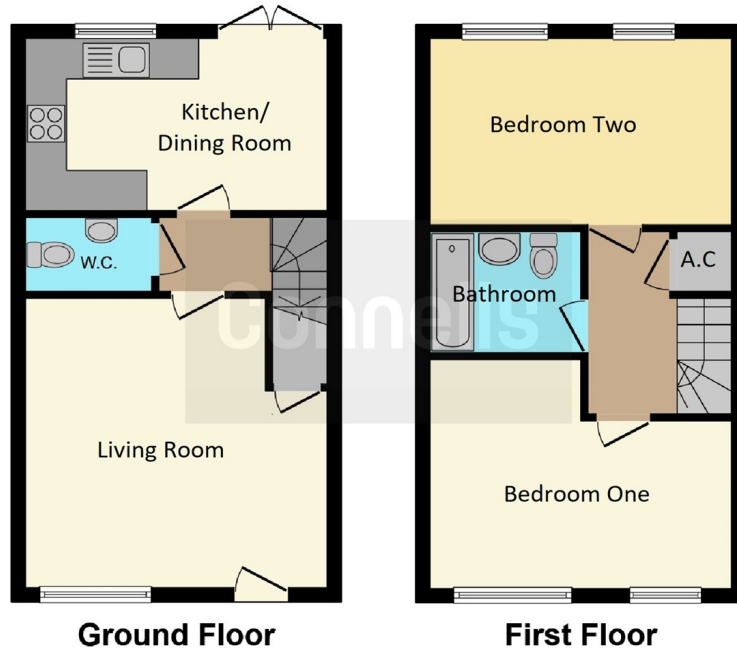
Rear Garden

Landscaped rear garden which is mainly laid to lawn with shrub and flower borders. Two patio areas which are ideal for entertaining, retaining timber fencing and gated access to the rear.

Council Tax Band

B





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



To view this property please contact Connells on

T 01604 716 655
E kingsthorpe@connells.co.uk

87 Harborough Road KINGSTHORPE
 NORTHAMPTON NN2 7SL

EPC Rating: B Council Tax
 Band: B

Service Charge: 183.63 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/KTP407753

This is a Leasehold property with details as follows; Term of Lease 99 years from 02 Aug 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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