

NEW INSTRUCTION



KENSINGTON CLOSE
Kingsthorpe, Northampton, NN2 6NP

 **DAVID COSBY**
ESTATE AGENTS



Kensington Close

Kingsthorpe, Northampton NN2

Total GIA (Including Garage) Approx. 136 sqm (1462 sqft)



2 Bedrooms 1 Reception 1 Cloak Room 1 Bathroom

Features

- Modern mid-terrace home
- Two double bedrooms
- Spacious sitting/dining room
- Contemporary fitted kitchen
- Ground-floor cloakroom
- Enclosed rear garden
- Two allocated parking spaces
- Convenient Kingsthorpe location

Description

A modern two-bedroom mid-terrace home, conveniently positioned within Kingsthorpe and offering well-planned accommodation arranged over two floors. The property benefits from an enclosed rear garden with separate gated access, together with two allocated parking spaces within a block-paved area to the side of the terrace.

The house is constructed in buff facing brick beneath a steeply pitched tiled roof. The front elevation incorporates composite timber-effect cladding around the entrance and first-floor window, with a projecting canopy sheltering the principal doorway. Internally, the entrance hall provides access to a front-facing kitchen, ground-floor cloakroom and a well-proportioned sitting/dining room extending across the rear of the house. French doors with glazed side panels open directly onto the garden terrace. On the first floor, a central landing serves two double bedrooms and a modern bathroom, with built-in storage provided to both bedrooms.

Outside, the shallow front garden is laid with slate chippings, while the enclosed rear garden is arranged with a stone-effect paved terrace, an area of lawn and timber boundary fencing. Kensington Close is well placed for Kingsthorpe's shops, services and everyday amenities, with Northampton town centre and the wider road network also within convenient reach.

A MODERN TWO-BEDROOM MID-TERRACE HOME IN KINGSTHORPE, CLOSE TO LOCAL AMENITIES AND OFFERING WELL-PLANNED ACCOMMODATION, AN ENCLOSED REAR GARDEN AND TWO ALLOCATED PARKING SPACES.



Accommodation

Entrance Hall

The entrance hall is approached through a slatted-effect door incorporating three glazed vision panels and sheltered beneath a projecting canopy. A recessed coir mat is fitted at the threshold, with dark oak-effect laminate flooring continuing through the remainder of the space. The walls are finished in a neutral palette, while a quarter-turn timber staircase with fitted cut-pile carpet rises to the first-floor accommodation. White panelled doors with chrome lever handles provide access to the ground-floor cloakroom, kitchen and sitting/dining room. Mains-powered smoke detection is installed.

Kitchen

Positioned at the front of the property, the kitchen is naturally lit and ventilated by a two-panel window. It is fitted with a modern range of base and wall-mounted units, complemented by dark timber-effect work surfaces and matching upstands. A one-and-a-half-bowl stainless steel sink with drainer and chrome mixer tap is set beneath the front-facing window. Integrated and fitted appliances include a four-burner gas hob, Lamona electric oven, brushed-chrome extractor hood with light, and a tall fridge/freezer. There is also provision for a washing machine. The floor is finished with grey ceramic tiling, and mains-powered smoke detection with battery back-up is installed.

Sitting/Dining Room

Situated to the rear of the property, this well-proportioned room offers scope for separate sitting and dining areas. The dining space can be arranged towards the front of the room, with the principal living area positioned to the rear, where French doors with matching glazed side panels provide natural light and direct access to the patio and garden. Dark oak-effect laminate flooring continues from the entrance hall, and the walls are finished in neutral tones.

Cloakroom

The ground-floor cloakroom is fitted with a pedestal wash hand basin with chrome mixer tap and tiled splashback, together with a close-coupled WC. Grey ceramic floor tiling is fitted, while the walls are neutrally decorated. Mechanical extract ventilation is provided.



Accommodation

First-Floor Landing

The centrally positioned first-floor landing is finished with oatmeal cut-pile carpet and neutral wall decoration. A white-painted timber balustrade with chamfered spindles encloses the quarter-turn staircase, while a hinged ceiling hatch provides access to the roof void. White panelled doors with chrome lever handles open to the bedrooms and bathroom. Mains-powered smoke detection with battery back-up is installed.

Bedroom One

A double bedroom positioned to the rear of the property, with a three-panel window overlooking the garden. Oatmeal cut-pile carpet continues from the landing, and the walls are finished in neutral tones. A substantial three-door wardrobe provides useful built-in storage, with hanging space and shelving above. The room also has an individual wall-mounted thermostat.

Bedroom Two

A further double bedroom positioned at the front of the property, currently arranged as a twin bunk room. A two-panel window provides natural light, and there is space for additional freestanding furniture. The room is finished with cut-pile carpet and includes a useful over-stairs cupboard with a matching panelled door. This provides storage space and also houses the modern combination boiler.

Bathroom

Centrally positioned, the bathroom is fitted with a modern three-piece suite comprising a panelled bath with chrome mixer tap, wall-mounted shower and tempered-glass screen, a wall-mounted wash hand basin with chrome tap, and a close-coupled WC. The bath and shower enclosure is tiled to full height, with coordinating ceramic tiling forming a splashback behind the basin and WC. The remaining walls are neutrally decorated, and the floor is finished with marble-effect sheet vinyl. Heating is provided by a panel radiator, with recessed ceiling spotlights and mechanical extract ventilation completing the room.



Grounds

Front Aspect

The property is set back behind a shallow frontage laid with slate chippings, with a riven-paved path leading to the principal entrance. The façade is finished in brick with contemporary composite cladding framing the doorway, which is sheltered by a projecting canopy.

Side and Rear Aspects

Two allocated parking spaces are provided within the block-paved area to the left-hand side of the terrace. From here, a riven-paved path gives gated access to the rear garden. The garden is arranged with a stone-effect paved patio immediately adjoining the house, accessed directly from the sitting room through glazed French doors. A matching path continues towards the rear access. The remaining garden is laid mainly to lawn and enclosed by timber post-and-panel fencing.

Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.



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CHARTERED SURVEYORS

Location

Kensington Close is situated within the established residential area of Kingsthorpe, to the north of Northampton town centre. The property is well placed for everyday amenities, with Kingsthorpe Shopping Centre close at hand, offering a Waitrose supermarket, food outlets, a pharmacy and other services. A broader range of local shops, cafés and public houses can be found along Harborough Road.

Recreational facilities are available nearby at Kingsthorpe Recreation Ground, which includes tennis courts, bowling greens and football pitches.

There is a choice of schooling within the area, including Kingsthorpe Village Primary School and Kingsthorpe College, which provides secondary and sixth-form education. Prospective purchasers should verify current admissions and catchment arrangements directly with the relevant schools or local authority.

Road connections provide access to Northampton town centre and the wider regional network. Northampton railway station offers services on the London Euston–Birmingham route, providing links to destinations including Milton Keynes, London and Birmingham.

Property Information

Local Authority: West Northamptonshire Council

Services: Gas, Electricity, Water, and Drainage

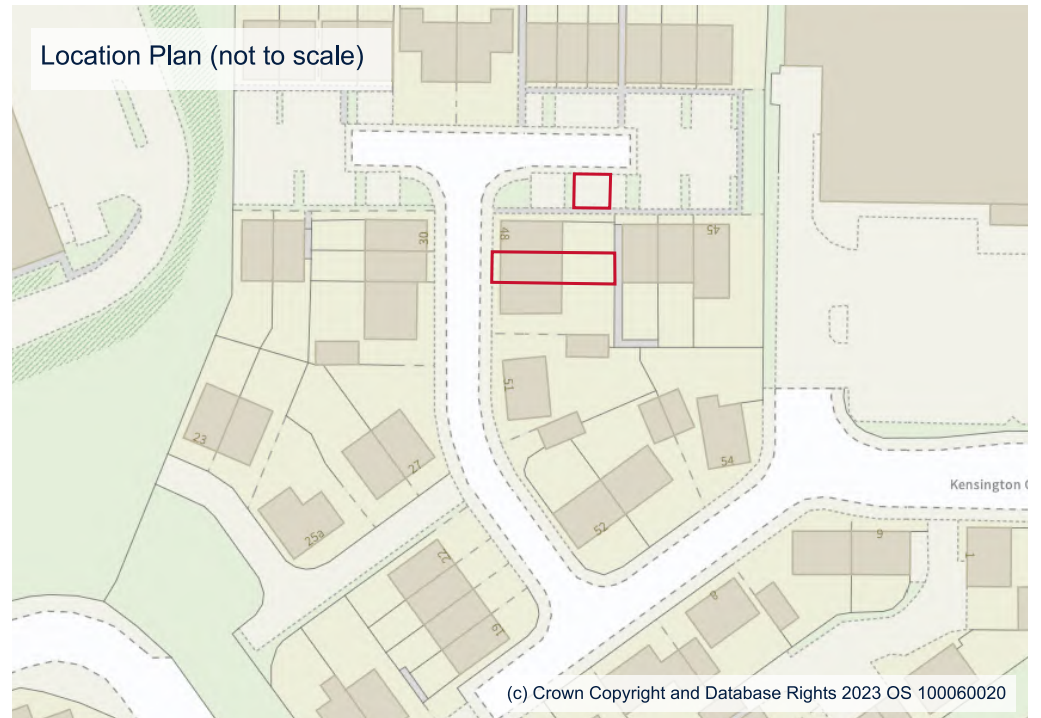
Council Tax: Band B **EPC:** C **Tenure:** Freehold

Broadband: Ultra Fast Broadband Available with up to 5500Mbps download

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars, complete accuracy cannot be guaranteed, and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises nor tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

Please note that upon acceptance of an offer and in compliance with Anti-Money Laundering (AML) legislation we will need to undertake proof of identity and source of funds checks for each purchaser at a cost of £25 per person.



Kensington Close, Kingsthorpe, NN2 6NP

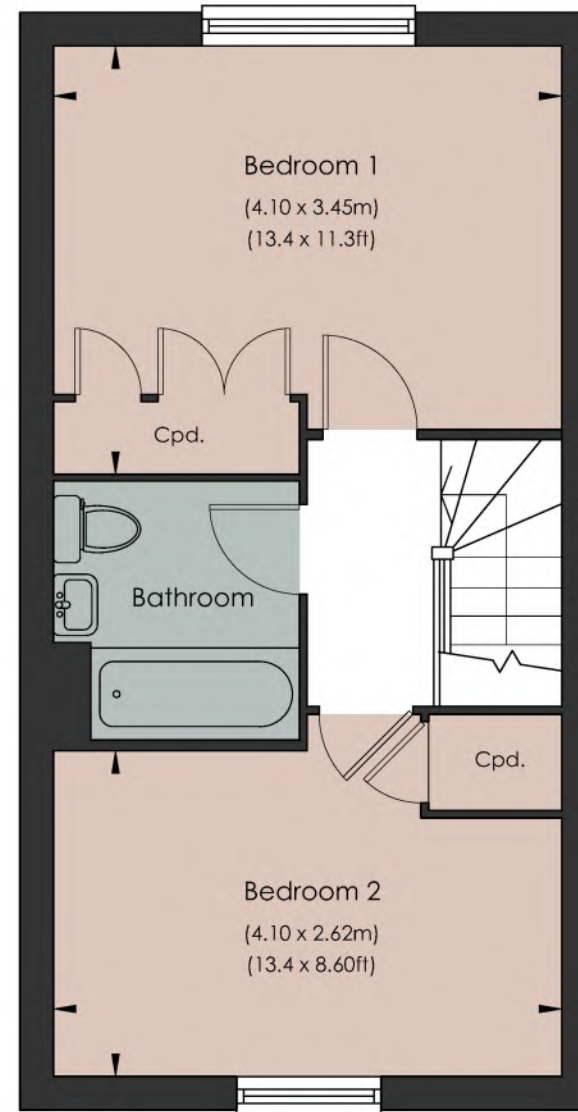
Approximate GIA (Gross Internal Area) = 68 sqm (732 sqft)



GROUND FLOOR GIA = 34 sqm (366 sqft)

David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



FIRST FLOOR GIA = 34 sqm (366 sqft)





KINGSTHORPE

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