



35 South View, Kislingbury, Northampton, NN7 4AR
Guide Price £325,000 Freehold

An established three bedroom detached house, occupying a generous plot, with views over fields to the rear. The property has a generous frontage for ample parking, and in the valuers opinion, a particular feature is the large and well tended rear garden, and further scope to extend (subject to gaining the necessary planning permissions). The accommodation comprises entrance porch, hall, lounge, kitchen leading to the dining room, side porch with access to the garage, a WC and storage room. Upstairs are three bedrooms and a four piece bathroom with power shower. Additional features include gas radiator central heating, double glazing (where specified), and neutral decor throughout. Early viewing is advised. EPC: E

Three Bedrooms | Views Over Fields | Separate Reception Rooms | Well Tended Large Gardens | Refitted Bathroom Suite | Ample Off Road Parking

modern marketing · traditional values

ENTRANCE PORCH

Entry via double glazed front door. Dual aspect obscure double glazed windows. Tiled floor. Step up to double glazed front door leading to:

ENTRANCE HALL

Stairs rising to first floor landing. Radiator. Thermostat. Wood flooring. Doors to connecting rooms.

LOUNGE 4.11m x 3.94m (13'6 x 12'11)

Double glazed window to front elevation. Radiator. Feature composite fireplace with gas fire and hearth. Television point. Coving. Door to dining room.

DINING ROOM 2.77m x 2.59m (9'1 x 8'6)

Sliding double glazed patio door to rear garden. Radiator. Coving. Sliding door to kitchen.

KITCHEN 2.77m x 3.05m (9'1 x 10)

Double glazed window to rear elevation. Fitted with a range of wall mounted and base level cabinets and drawers with roll top work surfaces over. Single polycarbonate sink and drainer unit with mixer tap over. Space for white goods. Wine rack. Strip lighting. Wall mounted gas boiler. Tiling to splash back areas. Door to side porch.

SIDE PORCH

Door to side elevation. Door to garage. Door to WC and utility area with plumbing for washing machine.

WC

Window to rear elevation. Low level WC.

LANDING

Obscure double glazed window to side elevation. Loft access. Airing cupboard with lagged cylinder and shelving. Doors to connecting rooms.

BEDROOM ONE 4.14m x 3.28m (13'7 x 10'9)

Double glazed window to front elevation. Radiator. Fitted wardrobes. Coving.

BEDROOM TWO 2.54m x 3.28m (8'4 x 10'9)

Double glazed window to rear elevation. Radiator. Coving.

BEDROOM THREE 3.20m x 2.03m (10'6 x 6'8)

Double glazed window to front elevation. Radiator. Overstairs cupboard. Coving.

BATHROOM 1.60m x 2.03m (5'3 x 6'8)

Obscure double glazed window to rear elevation. Fitted with a suite comprising panelled bath with mixer tap over, shower cubicle with shower over, low level WC and pedestal wash hand basin with mixer tap over. Heated towel radiator.

FRONT GARDEN

A large shingle driveway with ample off road parking. Well stocked flower and shrub borders. Path to porch and gated side access.

GARAGE 4.85m x 2.49m (15'11 x 8'2)

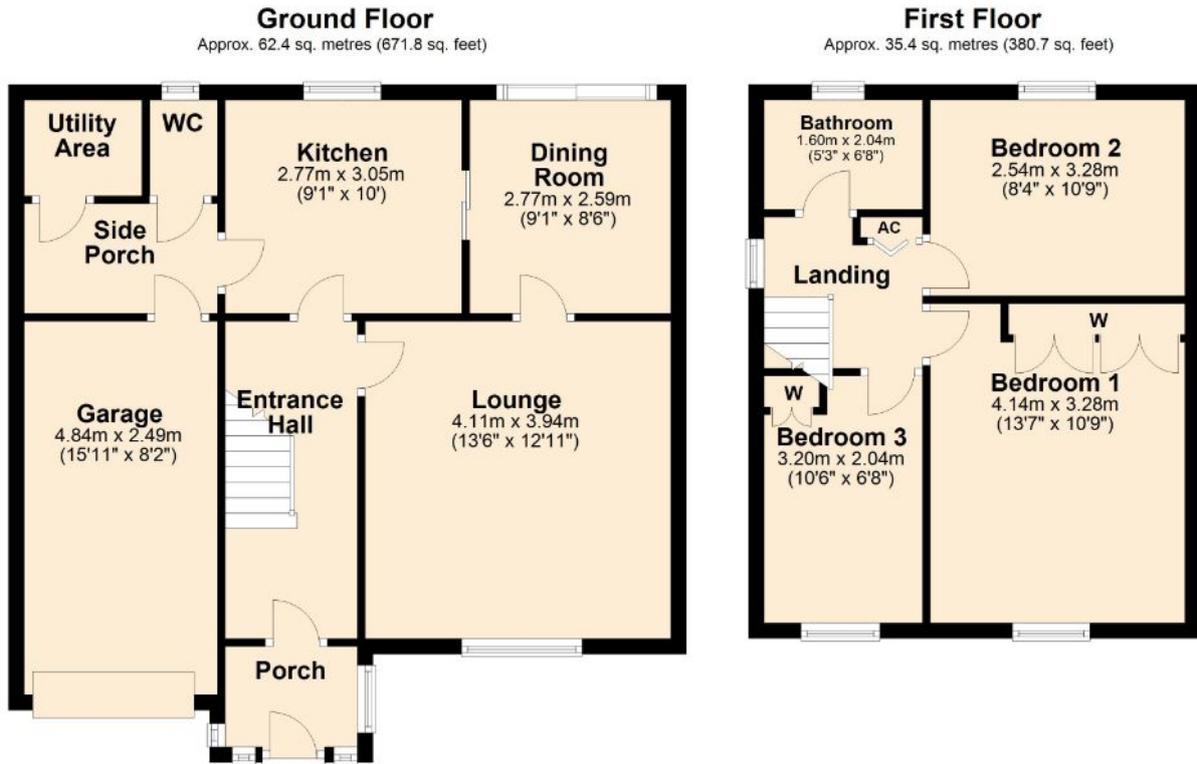
Up and over door. Window to side elevation. Door to side porch.

REAR GARDEN

Enclosed by close panelled fencing. large patio area. Gated side access. Tap. Wooden part shed/part summerhouse. A shaped laid to lawn garden with rockery and well stocked flower and shrub borders. Path leading to the end of the garden. Vegetable garden.



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] 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 [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We 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.



Total area: approx. 97.8 sq. metres (1052.5 sq. feet)



LOCAL AREA INFORMATION

The well sought after and pretty village of Kislingbury is home to several amenities including Post Office/general store and public houses. Kislingbury has its own primary school which feeds into Campion Secondary School in the next village of Bugbrooke. The village has a church, chapel, playground, sports field with a football club, bowls club and cricket club (inc in the watering holes above). Kislingbury is only 0.5 mile from the A45 Northampton ring road and approximately two miles from Junction 16 of the M1. Regular bus services run to Banbury, Daventry and Northampton via Northampton train station with mainline connections to London Euston and Birmingham New Street. There are a series of recreational paths & cycle ways from Kislingbury through Upton Country Park and along the river Nene.

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