

**19 The Avenue, Kingsthorpe, Northampton, NN2 8PR**  
**£260,000 Freehold**

Located at the end of a quiet cul de sac just off the Welford Road in Kingsthorpe is this beautifully presented two bedroom semi detached bungalow which is full of character. The property boasts a modern kitchen, refitted shower room, large conservatory with utility area, off road parking and a low maintenance southerly facing rear garden. Additional benefits include, gas central heating, uPVC double glazing and a garage. In brief the accommodation comprises, entrance hall, living room, kitchen, conservatory, master bedroom, bedroom two and wet room. Outside to the front is a gravelled driveway providing parking for two cars. The rear is southerly facing and low maintenance set over two tiers with a pebbled area directly from the bungalow and slate chip area above. At the end of the garden is a single garage which has vehicular access via a rear service road. Early viewing is essential to avoid disappointment. EPC Rating: TBC. Council Tax Band: B

**Beautifully Presented | Two Bedroom Bungalow | Quiet Cul-De-Sac | Conservatory | Refitted  
Wet Room | Landscaped Southerly Facing Garden**

**modern marketing · traditional values**

## ENTRANCE HALL

Obscure double glazed entrance door. Coving.  
Access to loft space. Wood flooring. Radiator.  
Doorway to kitchen and doors to all other rooms.

## KITCHEN 2.82m x 2.24m (9'3 x 7'4)

uPVC double glazed windows to conservatory.  
uPVC double glazed door to conservatory. Fitted  
with a range of wall mounted and base level  
cupboards and drawers with work surfaces over.  
Fridge/freezer. Oven, hob and extractor over.  
Space and plumbing for white goods. One and a  
half bowl stainless steel sink unit with mixer tap  
over. Tiled floor. Tiling to splash back areas.

## CONSERVATORY 2.26m x 5.65m (7'5 x 18'6)

uPVC double glazed windows to rear elevation.  
Radiator. uPVC double glazed sliding patio doors  
to rear garden. Utility area with wall mounted and  
base level cupboards and work surfaces over.

## LOUNGE 4.48m x 3.43m (14'8 x 11'3)

uPVC double glazed French doors to conservatory.  
Radiator. Coving. Gas fireplace with tiled hearth  
and wooden mantel over. Wood effect laminate  
flooring. Wall lights. Television point.

## BEDROOM ONE 4.23m x 2.93m (13'11 x 9'7)

uPVC double glazed window to front elevation.  
Coving. Radiator. Wood effect laminate flooring.

## BEDROOM TWO 3.02m x 2.74m (9'11 x 9'0)

uPVC double glazed window to front elevation.  
Coving. Radiator. Wood effect laminate flooring.

## WET ROOM 1.76m x 1.66m (5'9 x 5'5)

Obscure uPVC double glazed window to side  
elevation. Heated towel rail. Set up as a wet room  
with electric shower, dual flush WC and wall  
mounted wash hand basin with mixer tap over.  
Tiling to splash back areas. Vinyl flooring. Extractor  
fan. Wall mounted fan heater.

## OUTSIDE

### FRONT GARDEN

Mainly laid to gravel providing parking for two cars.  
Paved path to front door and side access gate.

### GARAGE

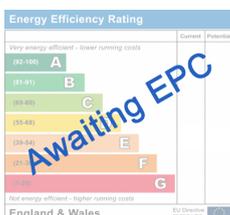
Up and over door on the service road behind the  
property. Glazed windows to garden aspect.

### REAR GARDEN

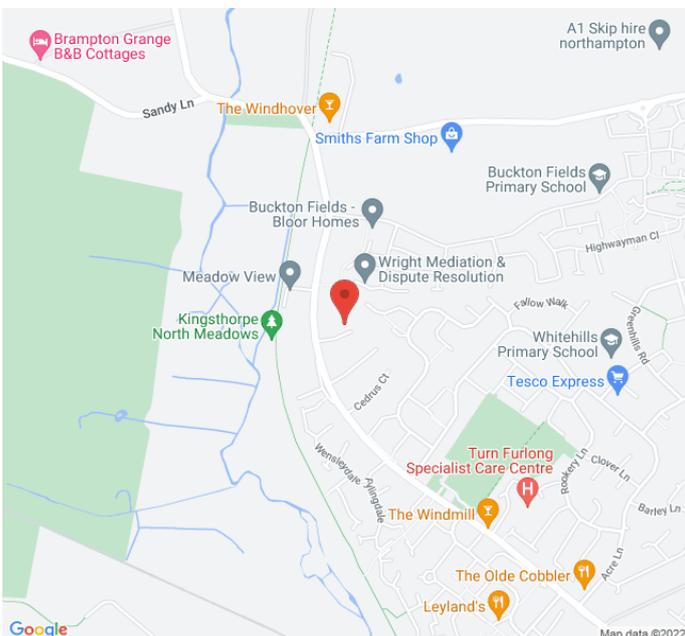
Low maintenance and southerly facing tiered  
garden with pebbled area directly from the  
conservatory and slate area on the second tier with  
railway sleeper embankment. Outside tap. Side  
access gate. Enclosed by timber panelled fencing.  
Gate to service road/rear access. Door to garage.

### DRAFT DETAILS

At the time of print, these particulars are awaiting  
approval from the Vendor(s).



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.



## LOCAL AREA INFORMATION

Once a village, Kingsthorpe is now a suburb to the northwest of Northampton town centre with the old village set behind A508 Harborough Road. Starting at the junction where local landmark public house, The Cock Hotel, is sited, this road takes you past Kingsthorpe Shopping Centre which is home to two large supermarkets, a pharmacy, mobile phone store, coffee shop, pet store and bank. Across the A5199 Welford Road junction further shops, banks, take away foods and public houses line the road continuing up to the Whitehills area of this suburb where you'll find the OFSTED "outstanding" Whitehills primary school. As you travel up the Boughton Green Road towards Moulton you'll pass Kingsthorpe College secondary school. Areas set off the A5199 Welford Road benefit from having the Brampton Valley Way on their doorstep which is hugely popular for dog walking, hiking and cycling. With the aforementioned main access roads and Northampton's mainline train service to London Euston and Birmingham New Street, transportation links from this very popular area are well catered for.

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