

**12 Carlton Road, Kingsley, Northampton, NN2 7DQ**  
**Offers In Excess Of £230,000 Freehold**

A fully refurbished and extended Victorian terrace property is now available for sale in Kingsley. The property offers impressive and spacious accommodation and in brief comprises entrance hall, lounge, kitchen/breakfast room, cellar/study, ground floor shower room, three first floor bedrooms with the master allowing access to a loft room/dressing room. There is also a further shower room on the first floor. Externally there is an enclosed rear garden. Benefits include double glazing, gas radiator heating, and **NO ONWARD CHAIN**. Viewing is highly recommended. EPC: D

**Refurbished & Extended | Three Bedrooms | Master with Loft/Dressing Room | Converted  
Cellar/Study/Games Room | Two Shower Rooms | Kitchen/Breakfast Room**

**modern marketing · traditional values**

### ENTRANCE HALL

Entry via security door. Tiled flooring. Radiator. Stairs rising to first floor landing. Door to:

### LIVING ROOM 6.45m x 3.28m (21'2 x 10'9)

Two double glazed windows to front elevation. Radiators. Fitted black gloss corner entertainment unit. Television and telephone points. Ceiling lights with mood setting control. Doors to shower room, cellar and kitchen/breakfast room.

### SHOWER ROOM 0.97m x 1.80m (3'2 x 5'11)

Velux window to rear elevation. Fitted with a three piece suite comprising shower cubicle with fitted electric shower, low level WC and hand wash basin set into vanity unit. Floor to ceiling tiling. Ceramic tiled floor.

### KITCHEN/BREAKFAST ROOM 7.01m x 2.06m (23 x 6'9)

Double glazed window to rear and side elevations. French doors to side elevation. Radiator. Refitted wall mounted and base level units and drawers with roll top work surface over. One and a half bowl sink and drainer unit with mixer tap over. Integrated double oven, five ring gas hob and extractor over. Tiling to splash back tiling. LED strip lighting. Tiled flooring. Wall mounted combination boiler.

### CELLAR/STUDY 2.87m x 3.94m (9'5 x 12'11)

Double glazed window to front elevation. Radiator.

### FIRST FLOOR LANDING

Doors to connecting rooms.

### BEDROOM ONE 3.15m x 4.24m (10'4 x 13'11)

Two double glazed windows to front elevation. Radiator. Stairs rising to loft room/dressing room.

### LOFT ROOM 3.81m x 3.45m (12'6 x 11'4)

Velux window to rear elevation. Under eaves storage. Wall mounted electric heater.

### BEDROOM TWO 3.15m x 2.57m (10'4 x 8'5)

Double glazed window to rear elevation. Radiator.

### BEDROOM THREE 4.37m x 2.08m (14'4 x 6'10)

Double glazed window to rear elevation. Radiator.

### SHOWER ROOM 2.49m x 1.24m (8'2 x 4'1)

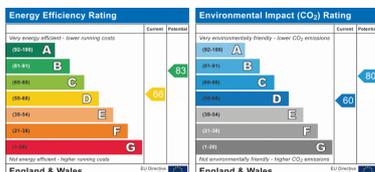
Double glazed velux window to side elevation. Heated towel rail. Fitted with a three piece suite comprising shower cubicle, low level WC and wash hand basin set into vanity unit. Floor to ceiling tiling. Tiled flooring.

### REAR GARDEN

Fully enclosed. Mainly laid to lawn with paved patio to the immediate rear of the property. External tap.

### 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.

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## LOCAL AREA INFORMATION

The area of Kingsley derived its name from its position as an outlying corner of Kingsthorpe manor with the main focal point being the Racecourse. This large green open space has defined the development of houses around it and whilst no longer used for spring and autumn racing it is preserved as an open recreation ground. It was also the cessation of racing that led to the Kingsley Park Hotel standing empty for some 18 years and being nicknamed The White Elephant, a name it retains today. The remainder of local facilities are predominantly located along Kingsley Park Terrace and include restaurants, take away foods, general stores, building society, hair salons, car parts and chemist, though residents can access Northampton town centre's additional shops, entertainment venues and facilities a mile away, including a train station with mainline services to London Euston and Birmingham New Street.

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