

Innesfree, Chapel Lane, Kislingbury, Northampton, NN7 4BG
Guide Price £210,000 Freehold

A fantastic opportunity has arisen to purchase this converted chapel, situated within the sought after village of Kislingbury. Converted in the 1960s, the property now boasts fantastic sized rooms, with the accommodation briefly comprising of an entrance hall, dining room, kitchen, 21-foot lounge, bathroom, with two double bedrooms to the first floor, both with dual-aspect windows. This unique property is offered to the market with no onward chain and benefits from gas radiator heating. Early viewing is advised. EPC Rating: E

Beautiful Converted Chapel | Detached Cottage | Low Maintenance Courtyard Gardens | Two Double Bedrooms | Popular Village Location | NO ONWARD CHAIN

modern marketing · traditional values

ENTRANCE HALL

Double glazed door to front elevation. Window to front elevation. Radiator. Stairs rising to first-floor landing. Doors to connecting rooms.

DINING ROOM 3.66m x 3.05m (12 x 10)

Window to rear elevation. Radiator. Doors to lounge and kitchen. Triangular arch serving hatch to kitchen.

KITCHEN 3.66m x 1.98m (12 x 6'6)

Window and door to rear garden. Fitted with wooden wall mounted and base level cabinets and drawers with work surface over. Stainless steel sink and double drainer with taps over. Tiling to splash back areas. Space for white goods. Space for cooker.

LOUNGE 6.43m x 3.84m (21'1 x 12'7)

Dual aspect with windows to both side elevations. Radiator.

BATHROOM 2.67m x 1.98m (8'9 x 6'6)

Double glazed window to side elevation. Radiator. Fitted with a suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. Tiling to splash back areas. Vinyl flooring.

LANDING

Doors to connecting rooms.

BEDROOM ONE 4.90m x 3.81m (16'1 x 12'6)

Windows to front and side elevation. Radiator.

BEDROOM TWO 4.90m x 3.35m (16'1 x 11)

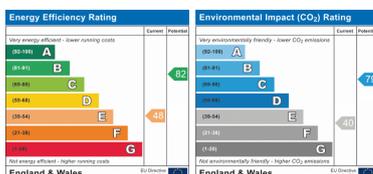
Windows to side elevation. Velux window. Radiator. Water and waste pipes connected.

OUTSIDE

The grounds wrap around the property, with a patio area, mature borders stocked with plants and shrubs, and a wild flower garden with a variety of small trees and flowers. There is also a brick outbuilding with light connected.

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 River Nene flows alongside this pretty village positioned just 4 miles west of Northampton. Blessed with three 'watering holes' who also serve food, Kissingbury is home to several small businesses and amenities including, family butcher, post office and general stores, bed & breakfast, florist, decorator, builder and hairdresser. Hoggleys brewery which was once famed as the smallest licensed brewery in Britain. Kissingbury has its own primary school which feeds into Campion Secondary school in the next village of Bugbrooke, 2 miles away. The village also benefits from a church, chapel, sports field, playground and plentiful open green areas despite being only 0.5 mile from the A45 Northampton ring road and 3 miles from Junction 16 of the M1. Public transportation options include the regular bus service which runs to Northampton where the train station offers mainline services to both Birmingham New Street and London Euston.

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