

**25 Grasscroft, Kingsthorpe, Northampton, NN2 8QH**  
**£199,995 Freehold**

Offered for sale with no onward chain is this well proportioned three bedroom mid terraced house situated in the highly desirable area of Kingsthorpe off the Welford Road. The property boasts three large bedrooms, off road parking and garage as well as being full of potential and within walking distance of the Brampton Valley Way which is ideal for dog walking, hiking and cycling. In brief the accommodation comprises: entrance porch, living room, dining room, kitchen, inner hall, first floor landing, master bedroom, bedroom two, bedroom three and bathroom. Outside to the front is a low maintenance garden with driveway for one car and leading to a single integral garage. To the rear is a generous garden mainly laid to lawn with patio area. Viewing is highly advised to appreciate this property's size and potential. EPC: C

**No Onward Chain | Full of Potential | Three Large Bedrooms | Off Road Parking | Garage | Rear Garden**

**modern marketing · traditional values**

## GROUND FLOOR

### Entrance Porch

Entrance gained via obscure double glazed door. Obscure double glazed window to front and side elevations. Obscure glazed door to lounge.

### Lounge 5.57m x 3.17m (18'3 x 10'5)

Double glazed window to front elevation. Obscure glazed windows to inner hallway and dining room. Radiator. Gas fireplace with hearth. Television point. Telephone point. Double sliding doors to dining area.

### Dining Area 2.79m x 2.24m (9'2 x 7'4)

Double glazed sliding patio doors to rear garden. Radiator. Double width archway to kitchen.

### Kitchen 2.93m x 2.29m (9'7 x 7'6)

Double glazed window to rear elevation. Range of base and wall mounted units. Roll top work surfaces. Stainless steel single sink and drainer unit with mixer tap over. Tiling to splash back areas. Space for free standing cooker. Space for upright fridge/freezer. Space and plumbing for washing machine. Door to inner hallway.

### Inner Hallway

Stairs rising to first floor landing. Under stairs storage cupboard. Door to garage.

## FIRST FLOOR

### Landing

Doors to all first floor rooms.

### Master Bedroom 4.41m x 3.18m (14'6 x 10'5)

Double glazed window to front elevation. Radiator.

### Bedroom Two 3.4m x 3.18m (11'2 x 10'5)

Double glazed window to rear elevation. Radiator.

### Bedroom Three 2.79m x 2.61m (9'2 x 8'7)

Double glazed window to front elevation.

### Bathroom 2.6m x 2.34m (8'6 x 7'8)

Obscure double glazed window to rear elevation. White three piece suite comprising: cast iron bath with electric shower over, pedestal hand wash basin and WC. Tiling to splash back areas. Radiator. Airing cupboard.

## OUTSIDE

### Front Garden

Mainly laid to block paving with decorative part concrete slab part bedded area and planted bush. Driveway providing off road parking for one car and leading to the single integral garage.

### Integral Single Garage

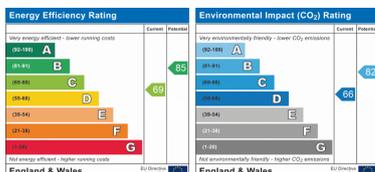
Up and over door. Power and light connected. Door to inner hallway.

### Rear Garden

Tiered garden with concrete slab patio area accessible from and adjacent to dining room patio doors and enclosed by low level brick walling. Concrete pedestrian pathway to lawn area with large bedded borders housing a variety of plants, shrubs and bushes. Rear access gate. Garden is enclosed by a mixture of timber panelled fencing and brick walling.

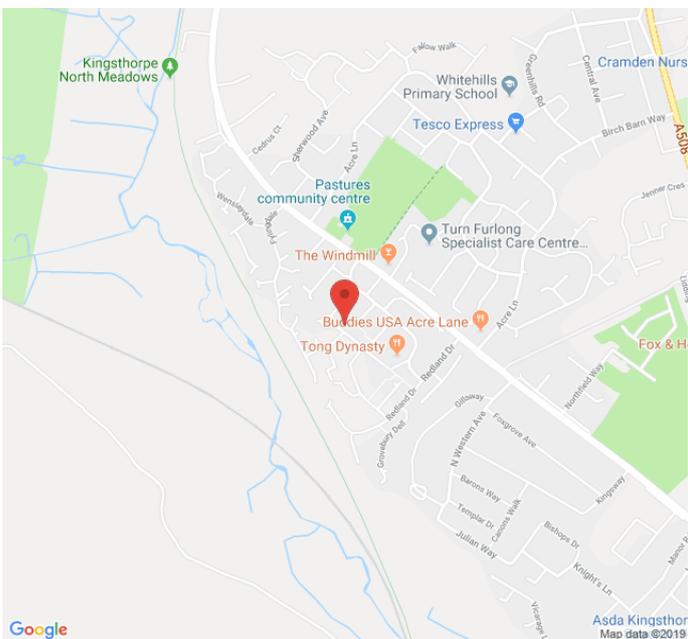
## DRAFT DETAILS

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

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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