

**2 Pindar Rise, Thorplands, Northampton, NN3 8YD**  
**£170,000 Freehold**

A spacious three bedroom property situated on a no through road in Thorplands Brook. The property benefits from an open plan style kitchen/living area and dining area, gas radiator heating and an enclosed rear garden. Available with no onward chain, this property would make an ideal first time purchase. The accommodation comprises entrance hall, cloakroom, lounge, dining area, fitted kitchen, three bedrooms and bathroom. Externally are gardens to the front and rear. EPC rating: tbc

**Three Bedroom Property | Gas Radiator Heating | Open Plan Kitchen/Living/Dining Room |  
Enclosed Rear Garden | Popular Location | No Onward Chain**

**modern marketing · traditional values**

### ENTRANCE HALL

Part glazed hardwood entrance door. Radiator. Staircase rising to first floor landing. Cloaks cupboard. Doors to:

### WC

Single glazed window to side elevation. A white two piece suite comprising wall mounted wash hand basin and low level WC. Tiling to splash back areas.

### LOUNGE/DINER

#### LOUNGE 4.04m x 3.33m (13'3 x 10'11)

uPVC double glazed window to rear elevation. Wood effect laminate flooring. Large arch to:

#### DINING AREA 3.33m x 2.41m (10'11 x 7'11)

uPVC double glazed window to rear elevation. Radiator. Wood effect laminate flooring continued from lounge. Hardwood part glazed door to garden. Large arch to:

#### KITCHEN 3.00m x 2.41m (9'10 x 7'11)

uPVC double glazed window to front elevation. A shaker style fitted kitchen comprising a range of wall mounted and base level cupboards and drawers with wood effect work surfaces over. Single bowl sink and drainer. Space and plumbing for white goods. Tiled floor. Further tiling to splash back areas.

### FIRST FLOOR LANDING

Airing cupboard housing Vaillant combination boiler. Doors to:

#### BEDROOM ONE 3.43m x 3.33m (11'3 x 10'11)

uPVC double glazed window to rear elevation. Radiator.

#### BEDROOM TWO 3.38m x 3.00m (11'1 x 9'10)

uPVC double glazed window to rear elevation. Radiator.

#### BEDROOM THREE 3.51m x 2.08m (11'6 x 6'10)

uPVC double glazed window to front elevation. Radiator. Fitted wardrobe.

#### BATHROOM 2.11m x 1.93m (6'11 x 6'4)

Frosted uPVC double glazed window to front elevation. Radiator. A white three piece suite comprising bath with mains shower over, pedestal wash hand basin and low level WC. Tiled floor. Tiling to splash back areas.

### OUTSIDE

#### FRONT GARDEN

Low maintenance with steps to entrance door.

#### REAR GARDEN

Laid to lawn with patio seating area and further gravelled area. Brick built storage barn. Gated pedestrian rear access.

#### DRAFT DETAILS

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Energy efficiency (kWh per m <sup>2</sup> per year)	Current Rating	CO <sub>2</sub> emissions (kg per m <sup>2</sup> per year)	Current Rating
100-150	A	100-150	A
150-200	B	150-200	B
200-250	C	200-250	C
250-300	D	250-300	D
300-350	E	300-350	E
350-400	F	350-400	F
400-450	G	400-450	G

England & Wales

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

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

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