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# Barnfield Close, Kingsthorpe, Northampton, NN2 8AW

£325,000 Semi-Detached

3 1 1



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Kingsthorpe  
66 Harbrough Road, Kingsthorpe, Northampton, NN2 7SH

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## Property Summary

A well maintained, extended three bedroom semi-detached property situated within a quiet cul-de-sac location, conveniently placed within short distance of bus routes, the desirable Brampton Valley Way, schooling and local amenities.

## Features & Utilities

- ✓ No Onward Chain
- ✓ Cul-De-Sac Location
- ✓ Off Road Parking
- ✓ Extended
- ✓ Three Bedrooms
- ✓ Private Well Kept Rear Garden
- ✓ Tandem Garage
- ✓ Kitchen/Dining Room
- ✓ Ample Storage
- ✓ Gas Radiator Heating

# Property Overview

A well maintained, extended three bedroom semi-detached property situated within a quiet cul-de-sac location, conveniently placed within short distance of bus routes, the desirable Brampton Valley Way, schooling and local amenities. The accommodation comprises light and airy entrance hall, lounge, shower room, open plan kitchen dining room leading onto a conservatory and extended side space allowing room for utilities and access to the large garage/workshop. To the first floor there are three bedrooms. Outside to the rear there is a pleasant and established, tidy garden with various patio areas, shrubs and plants. To the front of the property there is a driveway, garden area and access to the garage. Offered to the market with NO ONWARD CHAIN. Please call 01604 722197. EPC Rating: C. Council Tax Band: C

## ENTRANCE HALL

uPVC double glazed entrance door. uPVC double glazed window to side elevation. Radiator. Hardwood flooring. Doors to:

## LOUNGE 4.19m x 3.39m (13'9 x 11'1)

uPVC double glazed window to front elevation. Radiator.

## SHOWER ROOM 1.69m x 2.22m (5'7 x 7'3)

uPVC double glazed window to side elevation. Suite comprising shower cubicle with electric shower, vanity sink and low level WC. Towel radiator. Fixed mirrors.

## KITCHEN/DINING ROOM 7.20m x 3.66m (23'7 x 12'0)

Wall and base units. Double oven, electric hob and extractor. One and a half bowl sink unit. Hardwood flooring. Double glazed sliding doors to conservatory, Aluminium double glazed door to side elevation, leading to lean to lean to.

## CONSERVATORY 2.49m x 3.96m (8'2 x 13'0)

Tiled floor. French doors to rear elevation.

## LEAN TO/UTILITY

Space for washing machine and dishwasher. Tiled flooring. uPVC double glazed door to rear elevation. Door to garage.

## FIRST FLOOR LANDING

uPVC double glazed window to front elevation. Airing cupboard. Doors to:

### BEDROOM ONE 3.66m x 3.45m (12'0 x 11'4)

uPVC double glazed window to front elevation. Radiator. Built in wardrobes.

### BEDROOM TWO 3.05m x 2.78m (10'0 x 9'1)

uPVC double glazed window to rear elevation. Radiator. Built in wardrobes.

### BEDROOM THREE 2.44m x 2.95m (8'0 x 9'8)

uPVC double glazed window to rear elevation. Radiator.

## OUTSIDE

### REAR GARDEN

Patio seating area. Artificial lawn. Shrubbery.

## MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas Radiators

Parking – Yes

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### **DRAFT DETAILS**

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

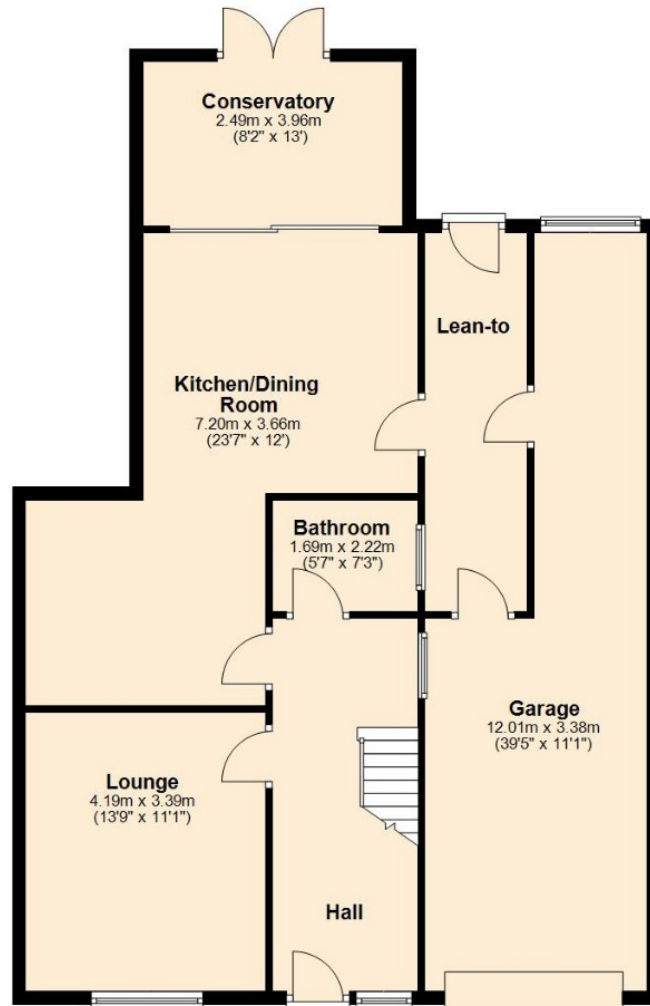
### **AGENTS NOTE**

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.

# Floorplan

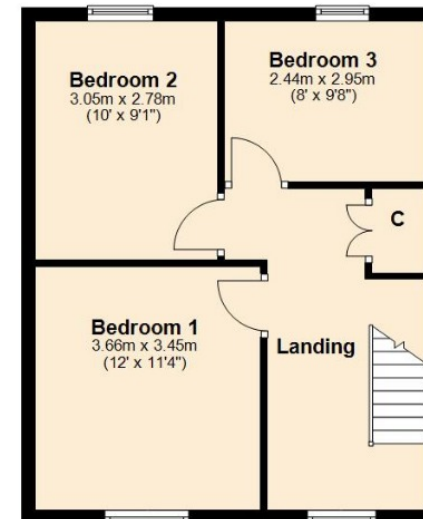
## Ground Floor

Approx. 117.5 sq. metres (1264.3 sq. feet)



## First Floor

Approx. 44.3 sq. metres (476.4 sq. feet)



Total area: approx. 161.7 sq. metres (1740.7 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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