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# Boughton Green Road, Kingsthorpe, NN2 7AG

£270,000 - Offers Over Detached

3 1 1



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Department: Sales

Tenure: Freehold



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## Property Summary

NO ONWARD CHAIN. A three bedroom detached property benefitting from front and rear gardens with single detached garage and driveway.

## Features & Utilities

- ✓ Detached
- ✓ Three Bedrooms
- ✓ Detached Single Garage
- ✓ Driveway
- ✓ Open Plan Lounge/Dining Room
- ✓ Utility/Cloakroom
- ✓ Refitted Kitchen
- ✓ Established Front & Rear Gardens
- ✓ Gas Radiator Heating
- ✓ No Chain

# Property Overview

NO ONWARD CHAIN. A three bedroom detached property benefitting from front and rear gardens with single detached garage and driveway. The ground floor accommodation comprises entrance hall, cloakroom/utility, refitted kitchen, open plan lounge dining room and ample storage. To the first floor there are three bedrooms and a family bathroom. To the rear is a newly installed patio area leading onto the established garden and giving access to the single garage. The property also benefits from gas central heating throughout, and UPVC double glazing. Please call 01604 722197 to arrange an appointment to view. EPC Rating: D. Council Tax Band: E

## PORCH

Composite entrance door. Tiled floor. Glazed door to:

## HALL

Radiator. Boiler. Glass wall. Doors leading to:

## LOUNGE 4.32m x 2.96m (14'2" x 9'9")

uPVC double glazed window to front elevation. Radiator. Electric fireplace.

## DINING ROOM 3.73m x 2.96m (12'3" x 9'9")

uPVC double glazed sliding doors to rear elevation. Radiator.

## KITCHEN 3.04m x 2.79m (9'12" x 9'2")

uPVC double glazed window to rear elevation. Wall and base units. One and a half bowl stainless steel sink and drainer. Integrated fridge, freezer, oven, microwave, electric hob and extractor hood.

## UTILITY

uPVC double glazed window to side elevation. Wall mounted sink. Low level WC. Space for washing machine and tumble dryer. Tiled floor. Tiling to half height.

## FIRST FLOOR LANDING

Doors to:

### BEDROOM ONE 3.76m x 2.87m (12'4" x 9'5")

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

### BEDROOM TWO 2.98m x 2.77m (9'9" x 9'1")

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

### BEDROOM THREE 3.05m x 2.79m (10'0" x 9'2")

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe and desk. Airing cupboard.

## BATHROOM

uPVC double glazed window to side elevation. Radiator. Suite comprising pedestal wash hand basin, low level WC and bath with shower over. Tiled floor to ceiling.

## OUTSIDE

### FRONT GARDEN

Block paved path to front door. Lawn and shrubs.

### GARAGE

Detached. Up and over door.

### REAR GARDEN

Patio seating area. Lawn. Rear access to garage.

## DRAFT DETAILS

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



## MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band D

EPC Rating – Ask Agent

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Heating

Parking – Off-street

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way

Rights and Easements – Ask Agent

## AGENTS NOTES

i Viewings by appointment only through us 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

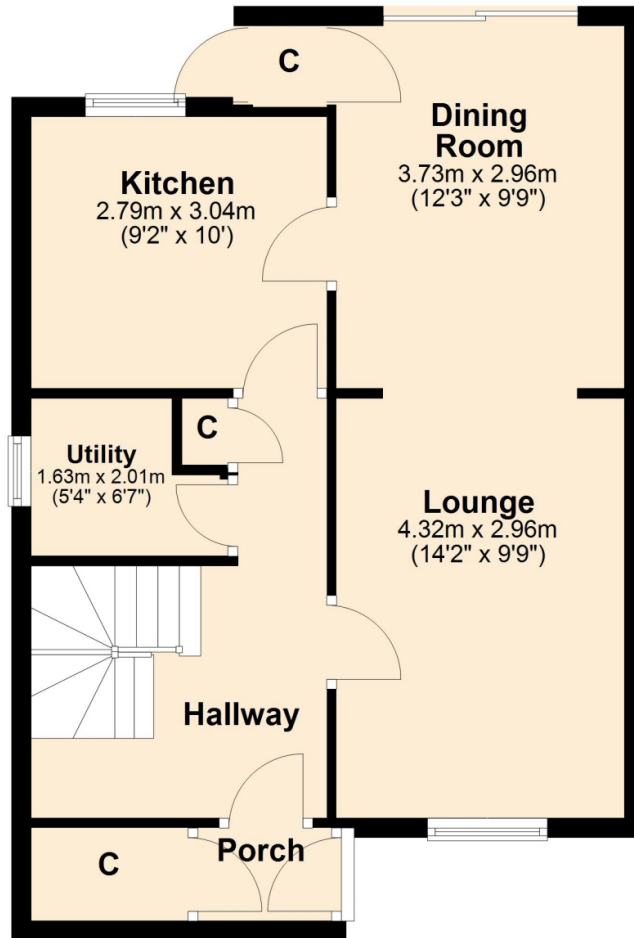
purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have 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

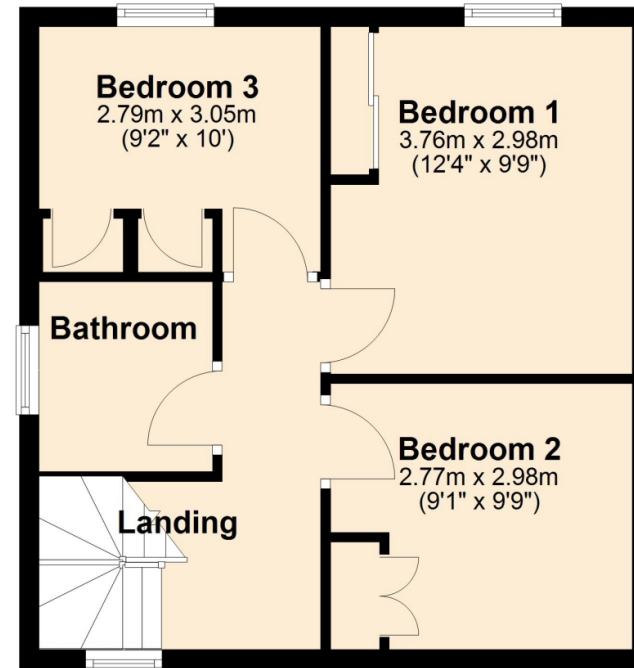
## Ground Floor

Approx. 50.8 sq. metres (547.1 sq. feet)



## First Floor

Approx. 39.1 sq. metres (421.0 sq. feet)



Total area: approx. 89.9 sq. metres (968.0 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.

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