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Boughton Green Road, Kingsthorpe, NN2 7SR

£290,000 Semi-Detached

3 1 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Kingsthorpe
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Email Us kingsthorpe@jacksongrundy.co.uk





Property Summary

Jackson Grundy is pleased to bring to the market this immaculate and beautifully presented semi-detached family home situated in the sought after Kingsthorpe location.

Features & Utilities

- ✓ Semi-Detached
- ✓ Landscaped Rear Garden
- ✓ Three Bedrooms
- ✓ Gas Central Heating
- ✓ Two Reception Rooms
- ✓ Conservatory
- ✓ Off Road Parking
- ✓ Refitted Bathroom
- ✓ Ample Storage
- ✓ Sought After Location



Property Overview

Jackson Grundy is pleased to bring to the market this immaculate and beautifully presented semi-detached family home situated in the sought after Kingsthorpe location. The accommodation comprises welcoming entrance hall, lounge, dining room, kitchen and conservatory to the ground floor. To the first floor you will find three bedrooms and a high specification refitted family bathroom. Externally you will find a generous, private rear garden mainly laid to lawn, and to the front a private well-kept front garden. Further benefits include gas central heating, off road parking and a complete onward chain. For more information and to book your viewing, please call Jackson Grundy Kingsthorpe on (01604) 722197. EPC Rating: TBC. Council Tax Band: C.

ENTRANCE HALL

Enter via front door. Obscure double glazed window to the side elevation. Radiator. Understairs storage.

LOUNGE 3.56m x 4.24m (11'8" x 13'11")

Double glazed bay fronted window. Radiator.

KITCHEN 2.67m x 2.70m (8'9" x 8'10")

Door and window to rear opening into conservatory. Radiator. Range of wall and base level units with roll top work surface over. Integrated cooking appliances. Inset sink and mixer tap.

DINING ROOM 3.58m x 3.73m (11'9" x 12'3")

Radiator. Doors opening into conservatory.

CONSERVATORY 2.37m x 6.20m (7'9" x 20'4")

Double glazed door opening toward rear garden.

FIRST FLOOR LANDING

Obscure double glazed window to front elevation. Stairs rising to first floor. Access to all rooms.

BEDROOM ONE 3.61m x 3.82m (11'10" x 12'6")

Double glazed window to front elevation. Radiator.

BEDROOM TWO 2.75m x 3.61m (9' x 11'10")

Double glazed window to rear elevation. Radiator.

BEDROOM THREE 3.42m x 2.67m (11'2" x 8'9")

Double glazed window to rear elevation. Radiator.

BATHROOM 3.11m x 1.75m (10'2" x 5'9")

Obscured double glazed windows to front and side elevations. Refitted three piece bathroom suite to include low level WC, wash hand basin and bath with shower over. Tiled flooring.

OUTSIDE**FRONT**

Steps rising and leading to main entrance. Mainly laid to lawn. Enclosed by established hedges. Off road parking.

REAR

Private rear garden mainly laid to lawn with side access. Patio area. Enclosed by timber fencing.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent
Council Tax – Band C
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 – Central Heating
Parking – Parking, Driveway
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – Ask Agent
Rights and Easements – Ask Agent

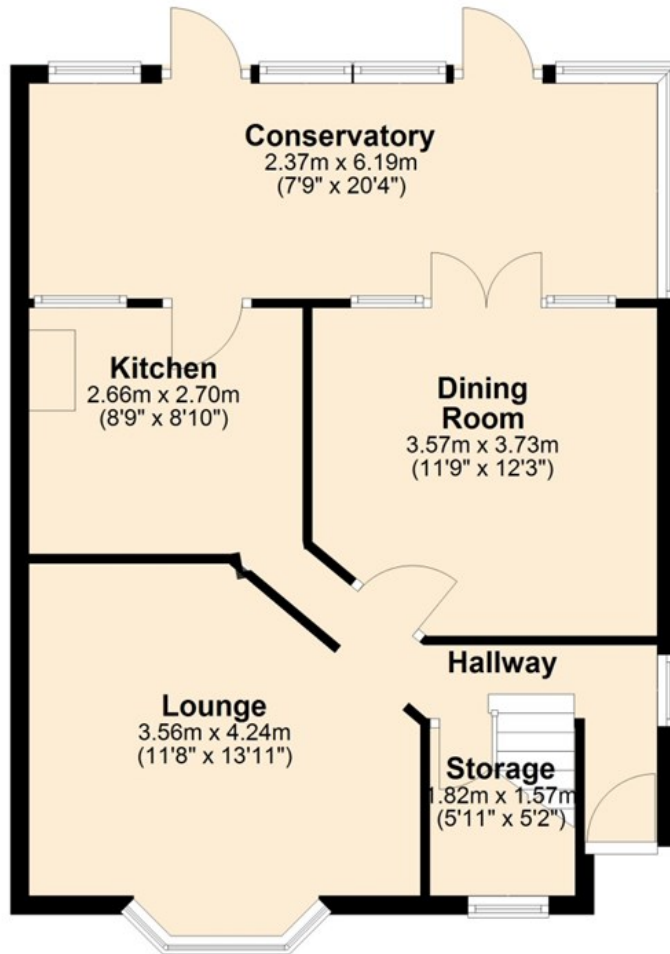
AGENTS NOTES

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

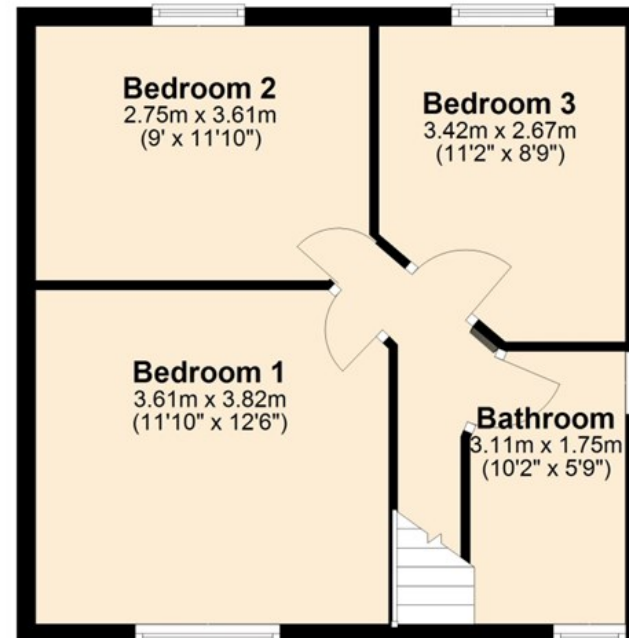
Ground Floor

Approx. 59.2 sq. metres (637.4 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.6 sq. feet)



Total area: approx. 100.4 sq. metres (1081.0 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.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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