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Kettering Road, Kingsley, Northampton, NN2 7DT

£300,000 - Offers Over Terraced

3 1 1



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Abington
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Property Summary

This larger than average three-bedroom terraced property offers a spacious and versatile living environment.

Features & Utilities

- ✓ A House Bathed In Natural Light With Lovely Feature Bay Windows
- ✓ Larger Than Average Terrace (149 square metres)
- ✓ Large Entrance Hall With Hardwood Floor
- ✓ Three Double Bedrooms With Large Bay Window To Front
- ✓ Popular Area Within Catchment To Ofsted Outstanding Schools
- ✓ Rear Gates Creating Parking For One Car
- ✓ Insulated & Boarded Loft Space
- ✓ Close To Local Amenities
- ✓ Fantastic Bus Links

Property Overview

This larger than average three-bedroom terraced property offers a spacious and versatile living environment. The ground floor features a welcoming lounge that seamlessly opens into the dining room, creating an ideal space for entertaining or family gatherings. There is also a modern fitted kitchen with built in appliances and gloss white units. The property boasts three double bedrooms, providing ample room for relaxation and privacy. The family bathroom is well-appointed, and there's a separate WC for added convenience. One of the standout features is the large converted cellar, which can serve as a fantastic additional living space, office, or storage area. Outside, the enclosed rear garden is perfect for outdoor activities and includes double timber gates, allowing for off-road parking. This property is not just a home; it's a perfect blend of comfort, style, and practicality. EPC Rating: C. Council Tax Band: C

HALL

Composite entrance door with frosted glazed panel. Stained glass window to front elevation. Radiator. Staircase rising to first floor landing. Under stairs storage. Doors to:

LOUNGE 4.42m x 4.47m (14'6 x 14'8)

uPVC double glazed window to front elevation. Feature gas fireplace. Dado rail. Opening to:

DINING ROOM 3.76m x 3.75m (12'4 x 12'4)

uPVC double glazed window to rear elevation.

KITCHEN 2.44m x 2.70m (8'0 x 8'10)

uPVC double glazed window to rear elevation. Radiator. uPVC glazed door to rear elevation. A range of gloss wall and base units. Spotlights to ceiling. Solid wood work surfaces. Integrated oven, four ring gas hob, fridge, freezer and dishwasher. One and a half bowl sink and drainer.

CELLAR 3.65m x 6.55m (12'0 x 21'6)

Tanked and boarded. Spotlights. Radiator. uPVC double glazed window to front elevation. Utility meters. RCD consumer unit. Built in storage cupboard.

FIRST FLOOR LANDING

Access to loft space. Doors to:

BEDROOM ONE 4.61m x 3.76m (15'1 x 12'4)

uPVC double glazed window to front elevation. Radiator. Built in storage cupboard.

BEDROOM TWO 3.89m x 3.76m (12'9 x 12'4)

uPVC double glazed window to rear elevation. Radiator. Built in storage cupboard.

BEDROOM THREE 3.04m x 2.95m (10'0 x 9'8)

uPVC double glazed window to front elevation. Radiator. Worcester gas boiler.

BATHROOM

uPVC frosted double glazed window to front elevation. Heated towel rail. Built in storage cupboard. Two piece suite comprising panelled bath with shower over and vanity wash hand basin.

WC

Low level WC.

OUTSIDE

FRONT GARDEN

Enclosed by brick wall and mature hedgerow. Timber gate.

REAR GARDEN

Brick built outhouse housing WC and porcelain wash hand basin. Enclosed by brick wall to side and rear. Timber gate provides access to off road parking space. Concrete patio area. Lawn. Mature tree border. Outside tap and light.

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 Radiator

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).

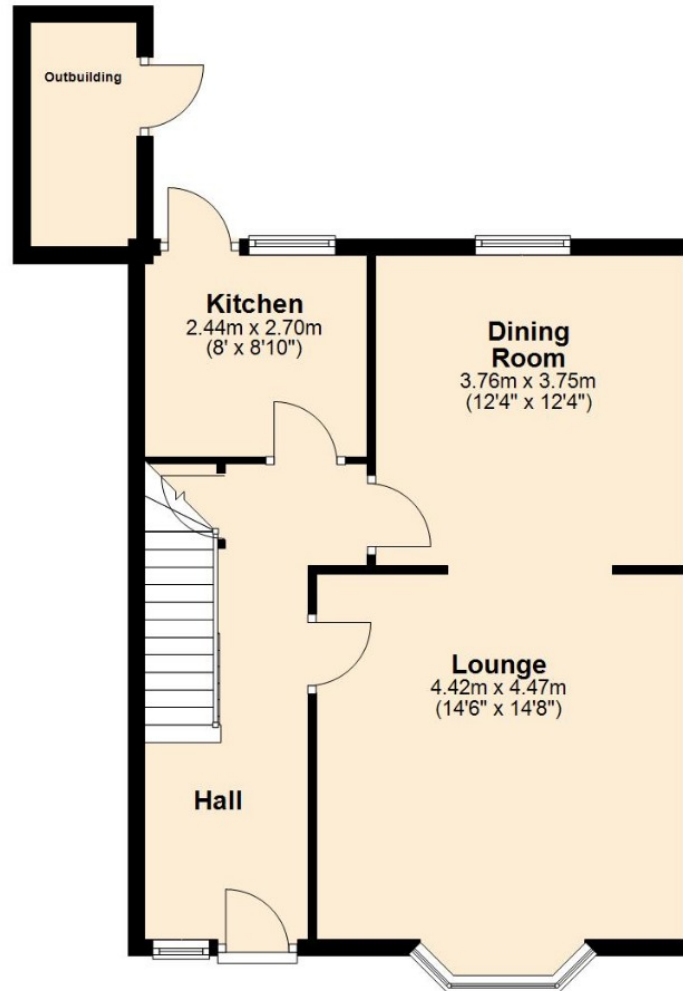
AGENTS NOTES

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.

Floorplan

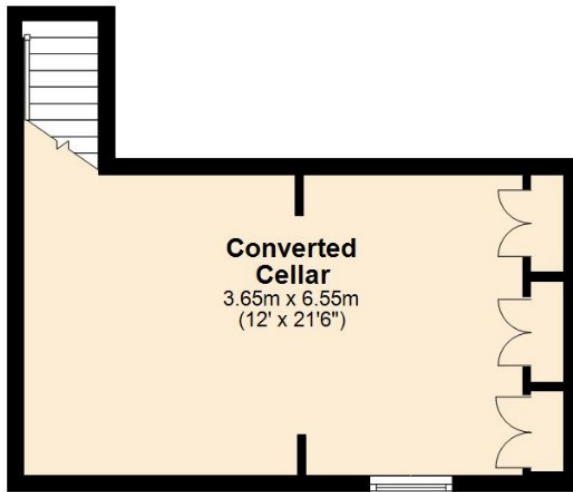
Ground Floor

Approx. 58.0 sq. metres (624.4 sq. feet)



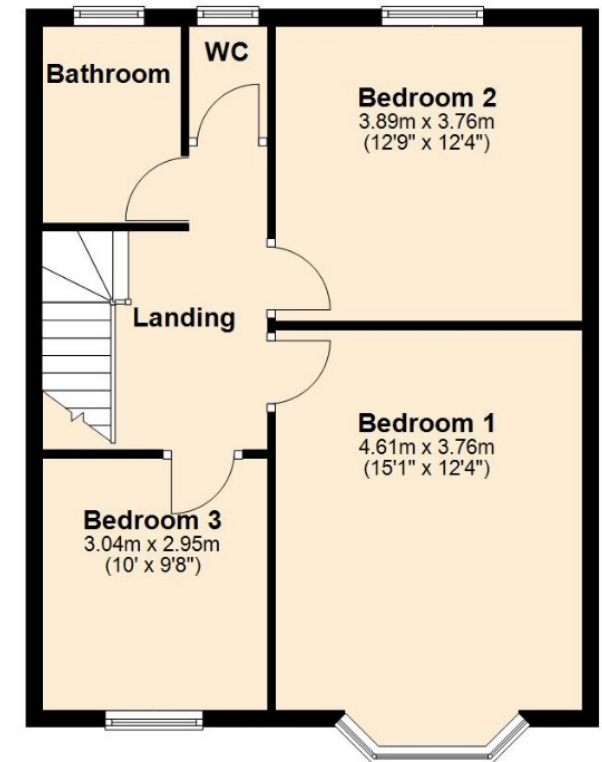
Basement

Approx. 25.5 sq. metres (275.0 sq. feet)



First Floor

Approx. 56.7 sq. metres (609.9 sq. feet)



Total area: approx. 140.2 sq. metres (1509.3 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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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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