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# Kettering Road, Kingsley, Northampton, NN2 7DT

£265,000 End of Terrace

3 beds 1 bath 1 garage



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Kingsley  
44 Kingsley Park Terrace, Kingsley, Northampton, NN2 7HH

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## Property Summary

Jackson Grundy are proud to present this characterful three bedroom end of terrace home. The property is conveniently located to nearby shops and schooling and also benefits from being on a regular bus route. This property offers many character features including picture rails

## Features & Utilities

- ✓ Three Bedroom End Of Terrace
- ✓ Front & Rear Gardens
- ✓ Two Garages
- ✓ Character Features
- ✓ Gas Radiator Heating
- ✓ Kitchen/Dining Room
- ✓ Fantastic Transport Links
- ✓ Popular Location
- ✓ Scope For Further Extension
- ✓ Close To Local Amenities & Schooling

# Property Overview

Jackson Grundy are proud to present this characterful three bedroom end of terrace home. The property is conveniently located to nearby shops and schooling and also benefits from being on a regular bus route. This property offers many character features including picture rails, stained glass windows and open fireplace. The accommodation comprises entrance hall, lounge, kitchen/dining room and lean to. To the first floor are two double bedrooms and one single, plus a family bathroom. Externally are large front and rear gardens with the potential of further extension (subject to relevant planning permission). Further benefits include gas radiator heating, two single garages and side access. Please call 01604 715000 to arrange a viewing. EPC Rating: D. Council Tax Band: C

## ENTRANCE PORCH

uPVC glazed doors to enter. uPVC windows to side elevation. Solid timber door with stained glass to:

## HALLWAY

uPVC obscure double glazed window to front elevation. Radiator. Staircase rising to first floor landing with cupboard below. Picture rail. Doors to:

## LOUNGE 4.37m x 3.59m (14'4 x 11'9)

uPVC double glazed bay window to front elevation. Radiator. Feature fireplace. Picture rail. Television point.

## KITCHEN/DINING ROOM 4.16m x 5.54m (13'8 x 18'2)

uPVC double glazed window to rear elevation. uPVC glazed door to lean to. Radiator. Spotlights to ceiling. Fitted with a range of wall and base units with work surfaces over. Integrated oven, hob and extractor. Space for white goods. Stainless steel sink and drainer. Door to side walkway.

## LEAN TO 1.63m x 2.83m (5'4 x 9'3)

Single glazed construction. Door and windows to rear garden.

## FIRST FLOOR LANDING

Access to loft space. Doors to:

### **BEDROOM ONE 4.39m x 3.58m (14'5 x 11'9)**

uPVC double glazed window to front elevation. Radiator. Picture rail.

### **BEDROOM TWO 3.49m x 3.58m (11'5 x 11'9)**

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

### **BEDROOM THREE 2.05m x 2.01m (6'9 x 6'7)**

uPVC double glazed window to front elevation. Radiator. Picture rail.

### **BATHROOM 2.35m x 1.99m (7'9 x 6'6)**

uPVC obscure double glazed window to rear elevation. Radiator. Three piece suite comprising panelled bath, Porcelain wash hand basin and low level WC. Cupboard housing gas combination boiler.

### **OUTSIDE**

#### **FRONT GARDEN**

Access to garden via side lean to. Mature shrubbery. Block paved pathway.

#### **REAR GARDEN**

Enclosed by brick wall. Mainly laid to lawn. Mature trees and shrubbery. South west facing.

#### **GARAGES**

Manual doors. Two single garages side by side.

#### **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).

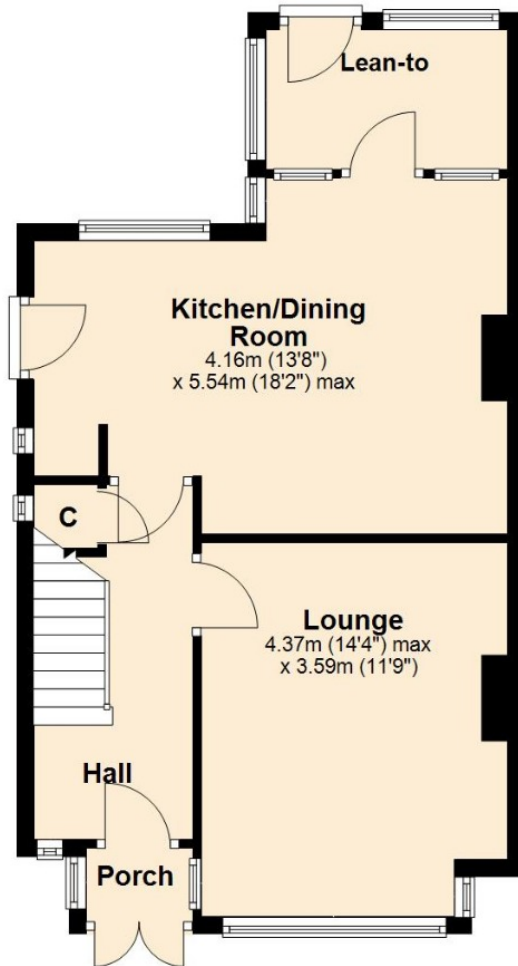
### **AGENTS NOTES**

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.

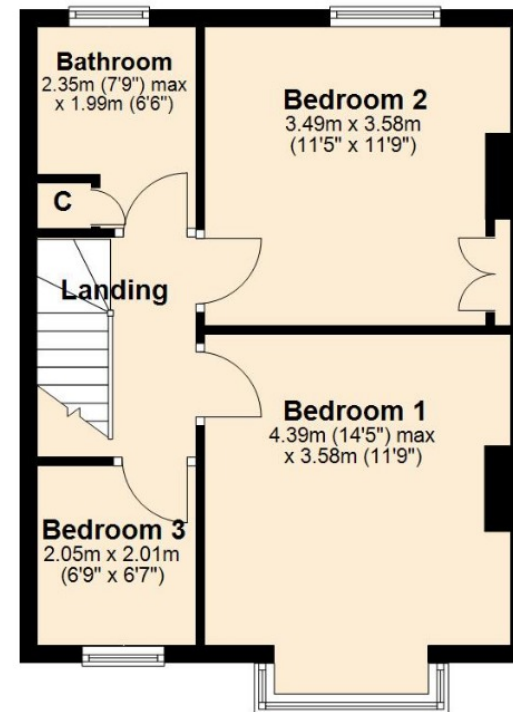
Under section 21 of The Estate Agents Act, we are obliged to inform you that the vendor of this property is an employee of Jackson Grundy Estate Agents.

# Floorplan

## Ground Floor



## First Floor



Total area: approx. 90.6 sq. metres (975.4 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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