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# Kettering Road, Kingsley Park, Northampton, NN2 7DT

£275,000 Semi-Detached

3 1 2



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



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## Property Summary

Located in a sought after location is this mature three-bedroom semi-detached property which offers great potential.

## Features & Utilities

- ✓ Three Bedroom Semi-Detached
- ✓ Separate Lounge/Dining Room
- ✓ Extended Kitchen
- ✓ Front & Rear Gardens
- ✓ Downstairs W/C
- ✓ Garage
- ✓ Updated Double Glazing
- ✓ Serviced Boiler
- ✓ Popular Location
- ✓ Fantastic Transport Links

# Property Overview

Located in a sought after location is this mature three-bedroom semi-detached property which offers great potential. The residence features a welcoming lounge, perfect for relaxation, and a separate dining room ideal for family meals and entertaining. An extended kitchen provides ample space. Downstairs also benefits from having a WC. The first floor comprises three well proportioned bedrooms and a family bathroom. Outside, enjoy both front and rear gardens, offering green spaces for leisure and recreation, complemented by a convenient garage for parking or storage. This home is a canvas awaiting your personal touch. EPC Rating: TBC. Council Tax Band: C.

## ENTRANCE

Enter by composite door with obscure glazed panels. Radiator. Cupboard housing RCD Consumer Unit and meters. Thermostat. Stairs rising to first floor. Doors to:

## DINING ROOM 4.08m x 3.80m (13'4 x 12'5)

uPVC double glazed bay window to front elevation. Radiator. Feature elective fireplace.

## LOUNGE 4.45m x 3.09m max (14'7 x 10'1)

uPVC double glazed window to rear elevation. Radiator. Feature electric fireplace.

## WC

uPVC obscure glazed window to side elevation. Low level WC. Wash hand basin in vanity unit. Extractor.

## KITCHEN 4.09m x 2.73m (13'5 x 9')

uPVC double glazed window to rear elevation. uPVC glazed door to rear garden. Velux window to ceiling. Range of wall mounted and base level units with work surface over. Integrated appliances to include oven, gas hob and extractor. Space for white goods. Stainless sink and drainer. Worcester gas combination boiler. Extractor fan.

## FIRST FLOOR LANDING

Access to loft space. Doors to:

### **BEDROOM ONE 4.04m x 3.37m (13'3 x 11'1)**

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

### **BEDROOM TWO 3.78 x 3.37m (12'5 x 11'1)**

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

### **BEDROOM THREE 2.21m x 2.24m (7'3 x 7'4)**

uPVC double glazed window to front elevation. Radiator.

### **BATHROOM 2.21m x 2.24m (7'3 x 7'4)**

uPVC obscure glazed window to rear elevation. Heated towel rail. Three piece suite comprising panelled bath with shower over, wash hand basin in vanity unit and low level WC.

### **OUTSIDE**

#### **FRONT**

Enclosed by mature shrubbery. Cobblestone pathway. Timber gate for side access.

#### **REAR**

Enclosed by brick wall. Two sides and rear mainly laid to lawn. Mature trees and shrub borders. Outside tap. Timber gate to service road. Concrete pathway leading to:

#### **GARAGE**

Electric up and over door.

### **MATERIAL INFORMATION**

Electricity Supply – Mains

Gas Supply – Mains

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

Water Supply – Mains

Sewage Supply – Mains

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

Parking – Yes

Accessibility – Ask Agent

Right of Way – No

Restrictions – No

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

Property Construction – Brick/Render

Outstanding Building Work/Approvals – No

### 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.

uPVC glazing updated

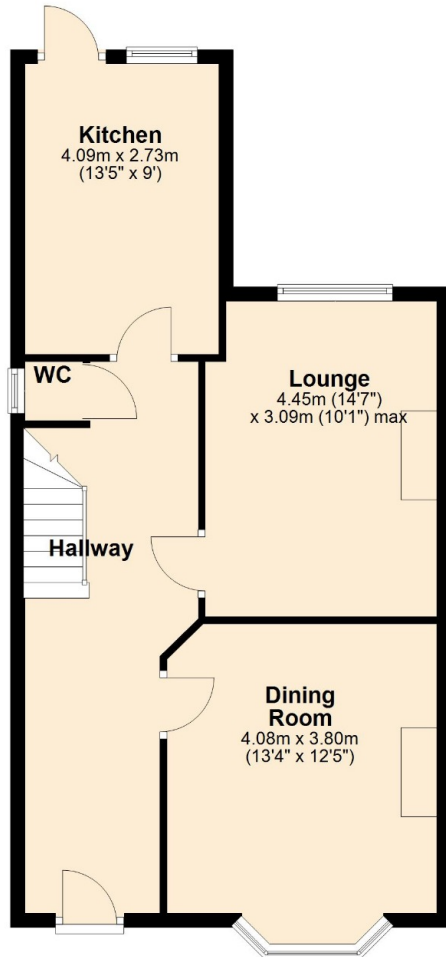
Gas combination boiler – new 4 years ago and serviced every year

Part boarded loft space

# Floorplan

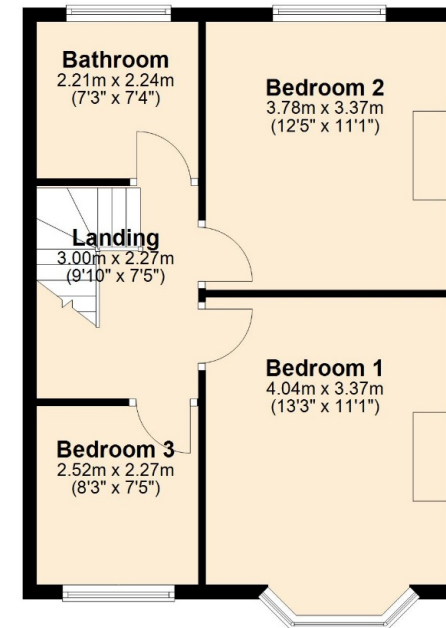
## Ground Floor

Approx. 70.6 sq. metres (760.1 sq. feet)



## First Floor

Approx. 46.2 sq. metres (497.5 sq. feet)



Garage

Total area: approx. 116.8 sq. metres (1257.6 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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