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# Kingsland Avenue, Kingsthorpe, NN2 7PP

£250,000 Semi-Detached

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**Platinum Trusted  
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**feefo**

Department: Sales

Tenure: Freehold



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## Property Summary

**\*NO CHAIN\*** A three bedroom spacious semi detached property situated in the sought after location of Kingsthorpe within close proximity to local amenities, bus routes and schooling.

## Features & Utilities

- ✓ No Onward Chain
- ✓ Refitted Kitchen
- ✓ Three Bedrooms
- ✓ Generous Garden
- ✓ Off Road Parking
- ✓ Downstairs Shower Room
- ✓ Gas Radiator Heating
- ✓ Close To Local Amenities
- ✓ Double Glazed Windows
- ✓ Kitchen/Dining Room



# Property Overview

**\*NO CHAIN\*** A three bedroom spacious semi detached property situated in the sought after location of Kingsthorpe within close proximity to local amenities, bus routes and schooling. The generous accommodation briefly comprises welcoming entrance hall, lounge, kitchen/dining room and downstairs shower room to the ground floor. To the first floor you will find three well proportioned bedrooms and a family bathroom. Externally you will find a generous well kept frontage mainly laid to lawn with a concrete driveway, and to the rear a large private rear garden with a large garden room at the back. Further benefits include double glazing throughout, gas central heating, a refitted kitchen and no onward chain. EPC Rating: TBC. Council Tax Band: B

## HALL

uPVC entrance door. Radiator. Tiled floor. Staircase rising to first floor. Understairs cupboard.

## SHOWER ROOM

uPVC double glazed double glazed window to side elevation. Suite comprising low level WC, shower cubicle and wash hand basin. Tiled floor to ceiling.

## LOUNGE 4.50m x 3.32m (14'9" x 10'10")

uPVC double glazed bay window to front elevation. Radiator. Laminate flooring.

## KITCHEN/DINING ROOM 3.21m x 6.15m (10'6" x 20'2")

uPVC double glazed window to rear elevation. uPVC double glazed French doors to rear elevation. Radiator. Wall and base units. Integrated oven, microwave, gas hob and dishwasher. Stainless steel sink. Space for washing machine and fridge/freezer. Tiling to splash back areas.

## FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Doors to:

## BEDROOM ONE 3.55m x 3.32m (11'7" x 10'10")

uPVC double glazed window to to front elevation. Radiator.

### **BEDROOM TWO 3.25m x 3.32m (10'7" x 10'10")**

uPVC double glazed window to rear elevation. Radiator.

### **BEDROOM THREE 2.52m x 2.69m (8'3" x 8'9")**

uPVC double glazed window to rear elevation. Radiator.

### **BATHROOM**

uPVC double glazed window to side elevation. Three piece suite comprising bath with shower over, low level WC and vanity sink.

### **OUTSIDE**

#### **FRONT GARDEN**

Concrete driveway. Lawn frontage.

#### **REAR GARDEN**

Mainly laid to lawn. Concrete path to garden room.

### **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 B

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, Gas Central 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

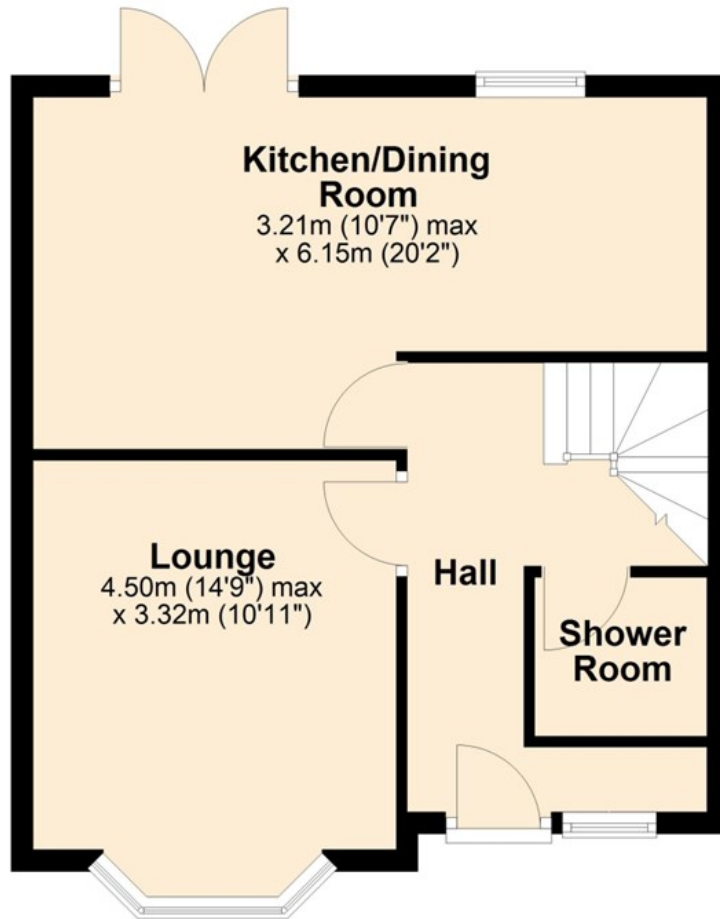
### AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan

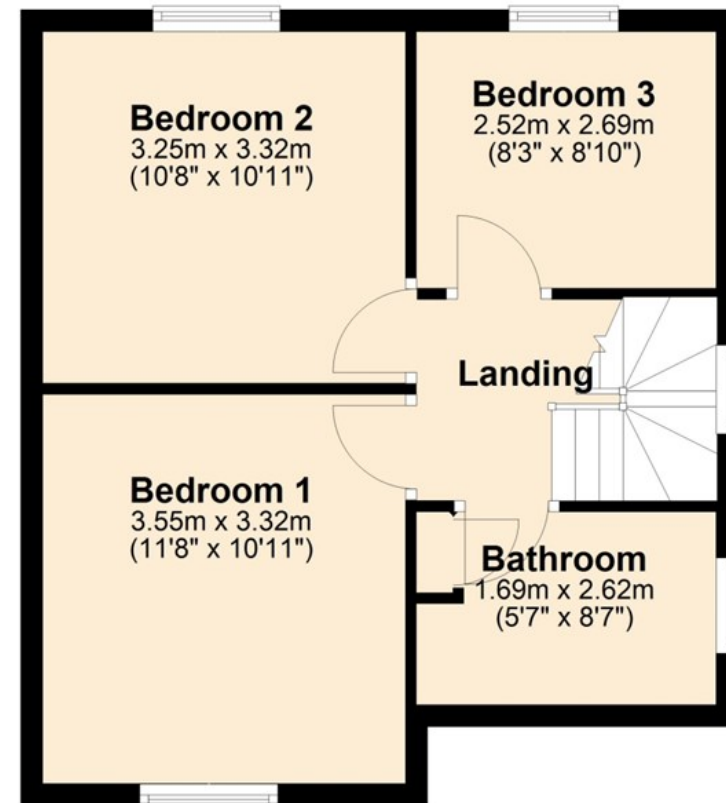
## Ground Floor

Approx. 41.5 sq. metres (446.6 sq. feet)



## First Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



Total area: approx. 81.7 sq. metres (879.2 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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