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# Knights Lane, Kingsthorpe, NN2 6QL

£240,000 Bungalow

2 1 1



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Department: Sales

Tenure: Freehold



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## Property Summary

A well presented two bedroom semi detached bungalow situated in the sought after village of Kingsthorpe, Northampton. The property has been extended to the rear, creating a generous kitchen/dining room ideal for modern living and entertaining.

## Features & Utilities

- ✓ Two Bedroom Bungalow
- ✓ Semi Detached
- ✓ Village Location
- ✓ Views Overlooking Church
- ✓ No Onward Chain
- ✓ Extended
- ✓ Driveway For Two Cars
- ✓ Summerhouse
- ✓ uPVC Double Glazing & Gas Central Heating
- ✓ It has planning permission to do a loft conversion to add two bedrooms and a shower room (planning no - 2025/1267/FULL).

# Property Overview

A well presented two bedroom semi detached bungalow situated in the sought after village of Kingsthorpe, Northampton. The property has been extended to the rear, creating a generous kitchen/dining room ideal for modern living and entertaining.

The accommodation comprises two bedrooms, a comfortable lounge, bathroom, and an extended kitchen/dining space, all arranged on one level.

Outside, the property benefits from a well maintained driveway, side access, and a pleasant rear garden enjoying views towards the village church, providing a peaceful and attractive outlook.

An outbuilding, currently used for storage, offers excellent potential for conversion into a home office or studio, subject to the relevant permissions if required.

Offered to the market vacant with no onward chain, this bungalow presents an excellent opportunity for downsizers, first time buyers, or those seeking single storey living in a popular village location.

It has planning permission to do a loft conversion to add two bedrooms and a shower room (planning no – 2025/1267/FULL).

EPC Rating: D. Council Tax Band: B

## GROUND FLOOR

### HALLWAY

### LOUNGE

### KITCHEN/DINING ROOM

### BEDROOM ONE



**BEDROOM TWO**

**BATHROOM**

**OUTSIDE**

**FRONT GARDEN**

**REAR GARDEN**

**SUMMERHOUSE**

**MATERIAL INFORMATION**

Type – Bungalow

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – D

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

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

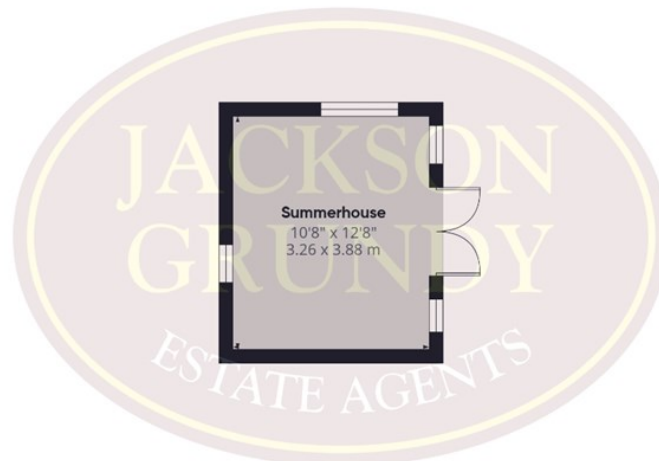
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# Floorplan



Floor 0 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

696 ft<sup>2</sup>

64.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# 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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