



www.jacksongrundy.com

Lincoln Street, Kingsthorpe, NN2 6NR

£180,000 Terraced

2 1 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Kingsthorpe
66 Harbrough Road, Kingsthorpe, Northampton, NN2 7SH

Call Us 01604 722197
Email Us kingsthorpe@jacksongrundy.co.uk





Property Summary

Jackson Grundy is delighted to bring to the market this two-bedroom Victorian terraced home, in the desirable location of Kingsthorpe village. Offered with no onward chain and although in good condition throughout, it provides a good degree of potential to be easily adjusted to the buyers own taste.

Features & Utilities

- ✓ Sought After Location
- ✓ Terrace House
- ✓ Two Bedrooms
- ✓ Cellar
- ✓ Character Features
- ✓ No Onward Chain
- ✓ Rear Garden
- ✓ Close To Local Amenities
- ✓ Original Floorboards
- ✓ Two Reception Rooms

Property Overview

Jackson Grundy is delighted to bring to the market this two-bedroom Victorian terraced home, in the desirable location of Kingsthorpe village. Offered with no onward chain and although in good condition throughout, it provides a good degree of potential to be easily adjusted to the buyers own taste. The accommodation comprises ground floor entrance hall, two reception rooms, kitchen leading onto the garden and a fully enclosed garden with rear access. The first floor comprises two double bedrooms and a spacious bathroom. Please call 01604 722197 to arrange an appointment to view. EPC Rating: TBC. Council Tax Band: B

HALL

Wooden entrance door with stained glass inserts. Staircase rising to first floor landing. Doors to:

LOUNGE 3.10m x 3.10m (10'2" x 10'2")

Wooden framed single glazed window to front elevation. Electric fire. Original floorboards.

DINING ROOM 3.53m x 3.25m (11'7" x 10'8")

Wooden framed single glazed window to front elevation. Decorative framed open fireplace. Original floorboards.

KITCHEN 3.11m x 2.29m (10'2" x 7'6")

Wooden door to rear elevation, leading to garden. Base units. Sink. Vinyl flooring. Door to cellar.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 3.10m x 4.09m (10'2" x 13'5")

Wooden framed single glazed windows to front elevation. Original floorboards.

BEDROOM TWO 3.53m x 2.45m (11'7" x 8'0")

Wooden framed single glazed window to rear elevation.

BATHROOM

Wooden framed single glazed window to rear elevation. Original floorboards. Three piece suite comprising bath, low level WC and pedestal sink. Airing cupboard.

OUTSIDE

REAR GARDEN

Patio and lawn with shrubs either side.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

Type – Terraced

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 – Gas Central Heating

Parking – On 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

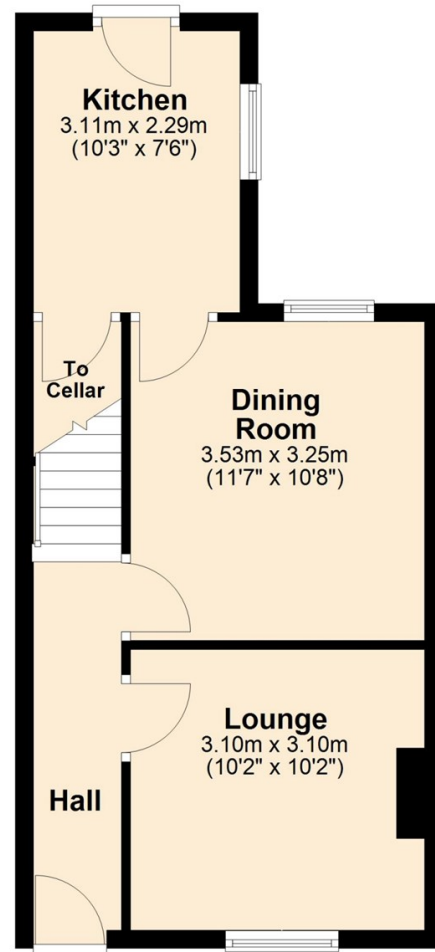
AGENTS NOTES

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

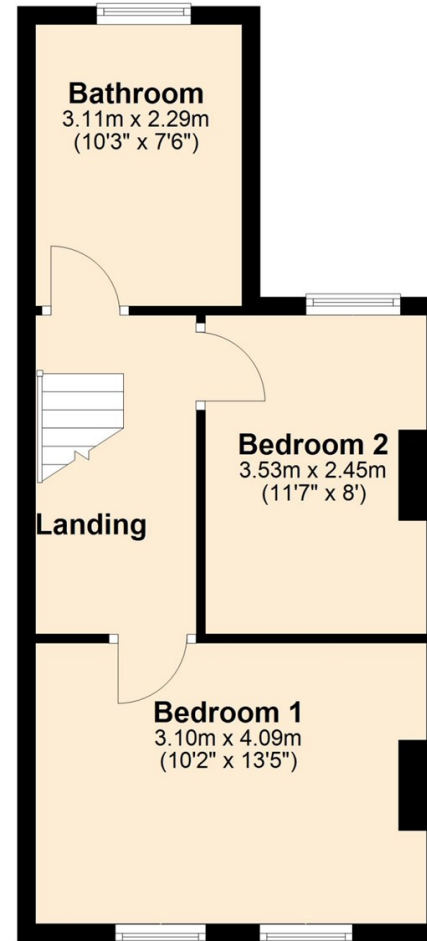
Ground Floor

Approx. 36.0 sq. metres (387.5 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.7 sq. feet)



Total area: approx. 72.5 sq. metres (780.2 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.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

Jackson Grundy Estate Agents - Kingsthorpe
66 Harborough Road, Kingsthorpe, Northampton, NN2 7SH

Call Us 01604 722197
Email Us kingsthorpe@jacksongrundy.co.uk

