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Lincoln Street, Kingsthorpe, NN2 6NR

£215,000 Terraced

2 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Kingsthorpe

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Property Summary

Jackson Grundy are pleased to bring to the market this nicely presented two bedroom home.

Features & Utilities

- ✓ Sought After Location
- ✓ Two Bedrooms
- ✓ Cellar
- ✓ Kitchen/Dining Room
- ✓ Private Rear Garden
- ✓ Double Glazed
- ✓ Gas Radiator Heating
- ✓ Lounge/Dining Room
- ✓ Close to Local Amenities
- ✓ Re-Fitted Bathroom

Property Overview

Jackson Grundy are pleased to bring to the market this nicely presented two bedroom home situated in the much sought after Kingsthorpe village location close to local amenities. The accommodation briefly comprises of a welcoming entrance hall, lounge / dining room, extended kitchen / breakfast room with access to the velar and patio doors opening on to the rear garden. To the first floor you will find two well proportioned bedrooms and the family bathroom. Externally to the rear you will find a private, low maintenance rear garden. Further benefits include double glazing throughout, gas central heating and ample storage. For more information and to book your viewing, please call Jackson Grundy Kingsthorpe on (01604) 722197. EPC Rating: D. Council Tax Band: B

HALL

Entrance door. Laminate flooring. Radiator. Door to lounge. Stairs rising to the first floor.

LOUNGE/DINING ROOM 6.80m x 3.21m (22'4" x 10'6")

Double glazed windows to the front and rear elevations. Laminate flooring. Radiators. Feature fireplace. Access into the kitchen.

KITCHEN 5.94m x 2.31m (19'6" x 7'7")

Two double glazed windows to side elevation. Patio doors opening on the rear garden. A range of wall and base units. Laminate flooring. Integrated cooking appliances. Stainless steel sink with mixer tap.

FIRST FLOOR LANDING

Access to all rooms. Airing cupboard.

BEDROOM ONE 3.16m x 4.23m (10'4" x 13'11")

Two double glazed windows to front elevation. Stripped floorboards. Radiator.

BEDROOM TWO 3.66m x 2.62m (12'0" x 8'7")

Double glazed window to rear elevation. Radiator

BATHROOM 3.15m x 2.31m (10'4" x 7'7")

Double glazed window to rear elevation. A three piece suite to include bath, low level W.C and wash hand basin. Laminate flooring. Radiator. Partially tiled in water sensitive areas.

OUTSIDE

To the rear is a private garden with artificial lawn. Enclosed by brick built retaining walls and timber fencing to the rear.

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 – 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 – 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

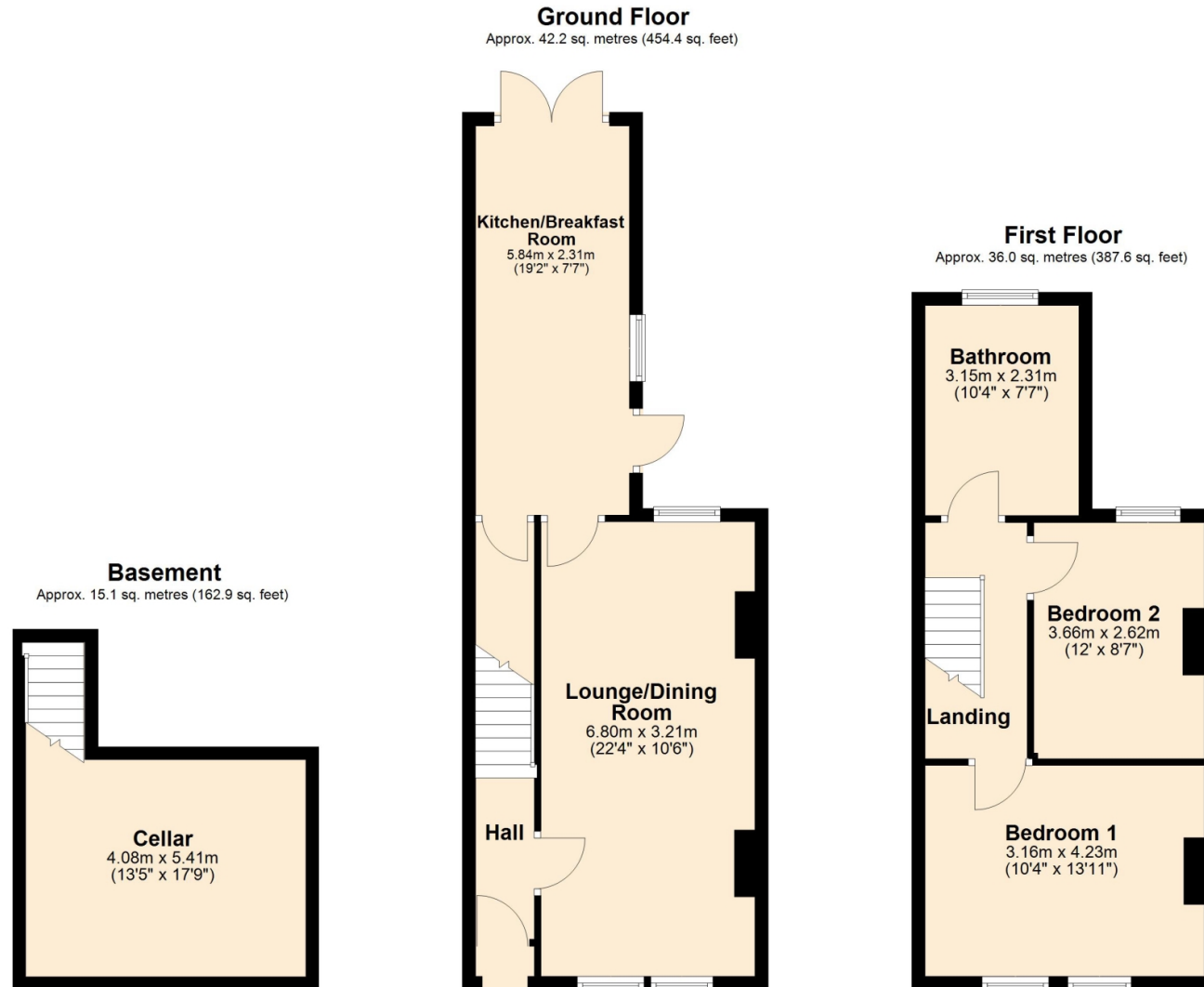
Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

AGENTS NOTES

i Viewings by appointment only through us 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.

Floorplan



Total area: approx. 93.4 sq. metres (1005.0 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
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