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Lynton Avenue, Kingsthorpe. Northampton, NN2 8LX

£275,000 Terraced

4 1 1



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 pleased to bring to the market this mid terraced family home situated in the sought after Kingsthorpe location close to local amenities.

Features & Utilities

- ✓ Four Bedrooms
- ✓ Sought After Location
- ✓ Garden Room
- ✓ Private Rear Garden
- ✓ Open Plan Kitchen/Dining Room
- ✓ Double Glazed
- ✓ Gas Radiator Heating
- ✓ Close To Local Amenities
- ✓ Rear Access
- ✓ Bay Fronted



Property Overview

Jackson Grundy is pleased to bring to the market this mid terraced family home situated in the sought after Kingsthorpe location close to local amenities. Arranged over three floors, the generous accommodation comprises welcoming entrance, lounge, opening to the kitchen dining room to the ground floor. To the first floor you will find three bedrooms, the family bathroom and stairs rising to the second floor, where you will find the fourth bedroom. Externally you will find a private, low maintenance rear garden leading to the versatile garden room. Further benefits include double glazing through, gas central heating and ample storage. EPC Rating: D. Council Tax Band: C

HALL

Entrance porch on entry. Laminate flooring. Stairs rising to the first floor. Access to the lounge.

LOUNGE 4.29m x 3.51m (14'1 x 11'6)

Double glazed bay window to front elevation. Radiator. Opening into the kitchen/dining room.

KITCHEN/DINING ROOM 3.56m x 5.01m (11'8 x 16'5)

Double glazed window to rear elevation. Laminate flooring. Radiator. Stainless steel sink with mixer taps and drainer. Integrated cooking appliances. A range of wall and base units. Door opening on to the rear garden.

FIRST FLOOR LANDING

Stairs rising to second floor. Doors to:

BEDROOM ONE 3.48m x 3.18m (11'5 x 10'5)

Double glazed bay window to front elevation. Radiator.

BEDROOM TWO 3.78m x 2.75m (12'5 x 9'0)

Double glazed window to rear elevation. Radiator. Fitted storage cupboard.

BEDROOM THREE 2.61m x 2.08m (8'7 x 6'10)

Double glazed window to rear elevation. Radiator.

BATHROOM

Obscured double glazed window to front elevation. A three-piece bathroom suite to include bath, low level WC and wash hand basin. Heated towel rail.

SECOND FLOOR

Door to:

BEDROOM FOUR 3.53m x 4.13m (11'7 x 13'6)

Two double glazed windows to rear elevation. Radiator. Eaves storage.

OUTSIDE

FRONT GARDEN

Low maintenance front garden on approach, enclosed by a retaining wall.

REAR GARDEN

Private rear garden with rear access. Mainly laid with artificial lawn. Enclosed by timber fencing. Patio area on approach to the garden room.

GARDEN ROOM 2.89m x 3.48m (9'6 x 11'5)

Double glazed door to front elevation. Double glazed window to the side elevation. Power and lighting.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

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

Water Supply – Mains Connected

Sewage Supply – Mains Connected

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 Radiators

Parking – No

Accessibility – N/a

Right of Way – No

Restrictions – N/a

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

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

DRAFT DETAILS

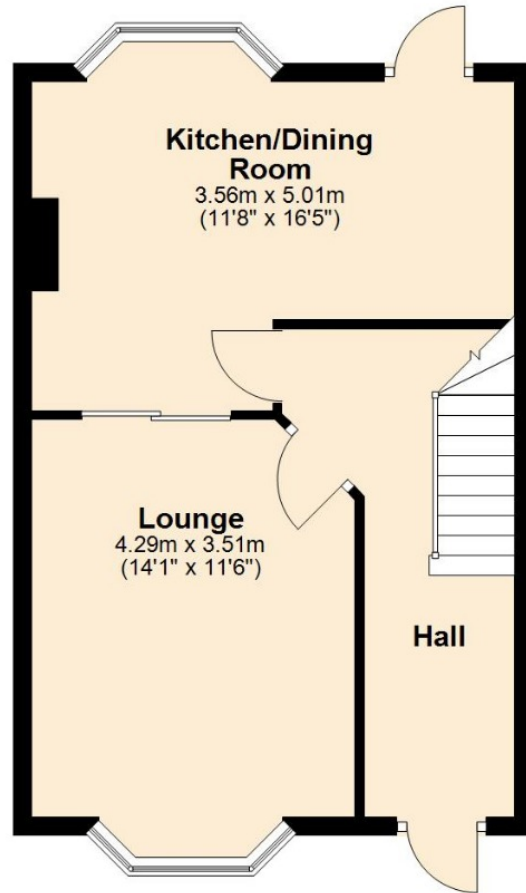
At the time of print, these particulars are awaiting approval from the Vendor(s).

AGENTS NOTES

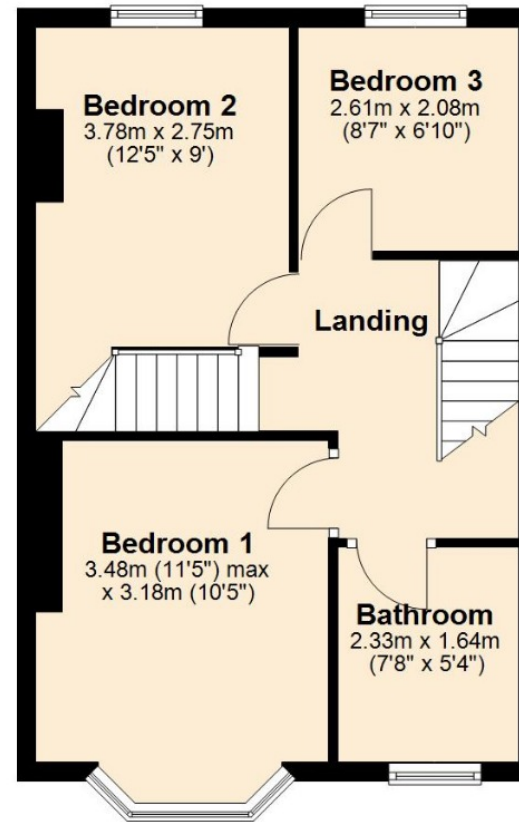
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending 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.

Floorplan

Ground Floor



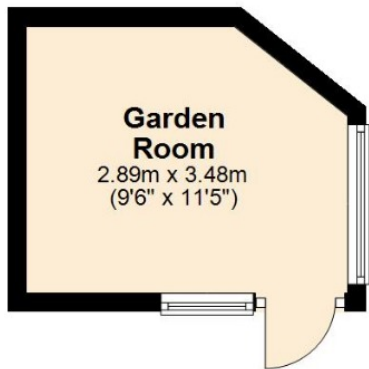
First Floor



Second Floor



Outside



Total area: approx. 111.2 sq. metres (1197.3 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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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

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