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Mill Lane, Kingsthorpe, NN2 6QA

£475,000 Semi-Detached

5 3 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Kingsthorpe

66 Harborough 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 immaculate and thoughtfully decorated and extended bay fronted family home situated in the sought after Kingsthorpe Village.

Features & Utilities

- ✓ Sought After Location
- ✓ Five Bedrooms
- ✓ Converted Cellar
- ✓ Parking
- ✓ Original Features
- ✓ Open Plan Kitchen
- ✓ Bi-Fold Doors
- ✓ Refitted Bathroom
- ✓ Bay Fronted

Property Overview

Jackson Grundy is delighted to bring to the market this immaculate and thoughtfully decorated and extended bay fronted family home situated in the sought after Kingsthorpe Village. With versatile accommodation arranged over four floors, on entry to the ground floor you will find a large dining room, sitting room, open plan kitchen/family room with bi-fold doors opening on to the rear garden, access to the converted cellar, and stairs rising to the first floor, and a separate WC (formally a shower room). To the first floor you will find four well proportioned bedrooms, refitted family bathroom and stairs rising to the second floor, where you will find the master bedroom with dressing area and refitted modern en-suite. Externally you find a private, low maintenance front garden on approach, and to the rear a private well kept rear garden with gated access leading to the allocated parking space. Further benefits include Karndean flooring, 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: D.

ENTRANCE

Karndean flooring. Radiator. Access to cellar. Carpeted stairs rising to the first floor. Access to cellar and access to shower room.

SHOWER ROOM/UTILITY ROOM

Low level WC. Radiator. Wash hand basin. Tiled walls. Plumbing for a shower cubicle.

LOUNGE 7.54m x 3.38m (24'9" x 11'1")

Double glazed bay fronted window. Radiator. Laminate flooring. Feature fireplace. Coving. Doors opening into the dining room.

DINING ROOM 4.09m x 3.30m (13'5" x 10'10")

Double glazed bay fronted window. Radiator. Laminate flooring. Coving. Fitted blinds.

KITCHEN/BREAKFAST ROOM 2.77m x 7.90m (9'1" x 25'11")

Tiled flooring bi-fold doors opening on the rear garden. Range of fitted wall and base units with roll top work surfaces. Sink with "Quooker" tap providing instant hot boiling water.

CELLAR 3.86m x 2.95m (12'8" x 9'8")

Double glazed window to front elevation. Fully converted cellar. Radiator. Spotlights. Carpeted stairs to first floor with access to all rooms.

FIRST FLOOR LANDING

Doors leading to all rooms

BATHROOM 1.85m x 2.03m (6'1" x 6'8")

Obscured double glazed window to rear elevation. Partially tiled. Infinity mirror. Bath with shower overhead and fitted shower screen. Low level WC. Wash hand basin. Tiled flooring.

BEDROOM TWO 4.01m x 3.40m (13'2" x 11'2")

Bay window to front elevation. Radiator. Carpeted.

BEDROOM THREE 4.04m x 3.30m (13'3" x 10'10")

Double glazed bay window to front elevation. Radiator. Carpeted.

BEDROOM FOUR 3.38m x 3.51m (11'1" x 11'6")

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

BEDROOM FIVE 3.28m x 2.79m (10'9" x 9'2")

Double glazed window to rear elevation. Radiator. Carpeted.

SECOND FLOOR

PRINCIPLE BEDROOM

ENSUITE 3.05m x 2.46m (10' x 8'1")

Velux window. Tiled floor. Shower suite to include shower cubicle, low level WC and wash hand basin. Heated towel rail. Fitted wardrobe.

OUTSIDE

FRONT GARDEN

Low maintenance front garden on approach. Enclosed by a retaining wall and gated entry.

REAR GARDEN

A generous privet hedge to rear garden. Combination of a patio seating area and laid to lawn. Enclosed by brick built retaining walls with gated rear access to the allocated parking space.

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 D

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, Gas Heating

Parking – Off-street, Allocated

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





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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Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

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