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# North Western Avenue, Kingsthorpe, NN2 8HL

£470,000 - Offers Over Detached

3 2 3



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



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## Property Summary

Jackson Grundy are delighted to offer for sale this stunning three bedroom detached home, situated on North Western Avenue in the popular area of Kingsthorpe. This impressive family property has been thoughtfully extended and improved to a high standard throughout.

## Features & Utilities

- ✓ Three Bedroom Detached
- ✓ Immaculate Finish
- ✓ Extended
- ✓ High End Kitchen Appliances
- ✓ Four Piece Bathroom
- ✓ Study
- ✓ Large Rear Garden
- ✓ Ample Off Road Parking
- ✓ Double Garage
- ✓ Complete Chain

# Property Overview

Jackson Grundy are delighted to offer for sale this stunning three bedroom detached home, situated on North Western Avenue in the popular area of Kingsthorpe. This impressive family property has been thoughtfully extended and improved to a high standard throughout. Key features include an additional study, multiple shower rooms, and attractive views across nearby hills and greenery.

The accommodation briefly comprises welcoming entrance hall, lounge, dining room, open plan kitchen/breakfast room, conservatory, study, and WC.

To the first floor are three generous double bedrooms, a shower room, and a family bathroom fitted with a four piece suite.

Externally, the rear garden is of an excellent size and is arranged into several sections, offering outdoor dining areas, well maintained flower beds, a timber pergola, and side access.

The property further benefits from a large double garage providing ample storage, with power and lighting connected.

For further information or to arrange a viewing, please contact Jackson Grundy on 01604 722197.

EPC Rating: C. Council Tax Band: D

## GROUND FLOOR

### STUDY

### LOUNGE

### DINING ROOM

### WC

### KITCHEN

**SUN ROOM**

**FIRST FLOOR**

**BEDROOM**

**BEDROOM**

**BEDROOM**

**SHOWER ROOM**

**BATHROOM**

**OUTSIDE**

**FRONT GARDEN**

**GARAGE**

**REAR GARDEN**

**MATERIAL INFORMATION**

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band D

EPC Rating – C

Electricity Supply – Ask Agent  
Gas Supply – Ask Agent  
Water Supply – Ask Agent  
Sewerage Supply – Ask Agent  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Ask Agent  
Parking – Ask Agent  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Ask Agent  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – Ask Agent  
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.

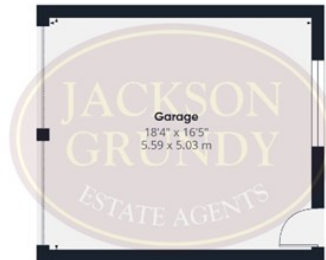
# Floorplan



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area

1681 ft<sup>2</sup>  
156.1 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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