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# Norton Road, Kingsthorpe, NN2 7TL

£250,000 Bungalow

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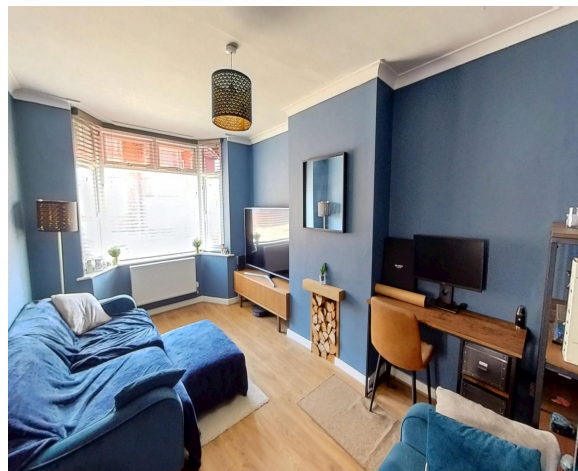
**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold

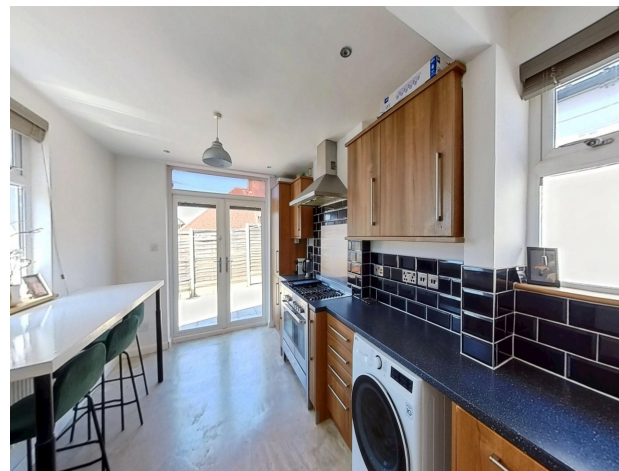


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## Property Summary

A well presented two bedroom semi detached bungalow benefitting from double width parking, large garage/workshop with previous planning permission to convert into an annexe and extended kitchen dining area.

## Features & Utilities

- ✓ Semi Detached Bungalow
- ✓ Extended
- ✓ Two Bedrooms
- ✓ Large Garage/Workshop
- ✓ Driveway
- ✓ Good Condition Throughout
- ✓ Side Access
- ✓ Rear Garden With Views
- ✓ Kitchen/Dining Room
- ✓ Previous Planning Permission to Convert Garage to Annexe

# Property Overview

A well presented two bedroom semi detached bungalow benefitting from double width parking, large garage/workshop with previous planning permission to convert into an annexe and extended kitchen dining area. The accommodation comprises entrance hall, two bedrooms, lounge with bay window, shower room and kitchen dining room leading to the garden. The garden provides a pleasant private space with side access, access to the garage and a stunning view overlooking Kingsthorpe. Conveniently located within close proximity to local amenities and bus routes. Please call 01604 722197 to arrange an appointment to view. EPC Rating D. Council Tax Band: B.

## ENTRANCE HALL

Part obscure double glazed door to the side aspect. Loft access with ladder. Coving to ceiling. Radiator. Doors to all rooms.

## LOUNGE 4.54m x 3.01m (14'11" x 9'11")

uPVC double glazed bay window to the front aspect. Radiator.

## KITCHEN/DINING ROOM 5.96m x 3.02m (19'7" x 9'11")

uPVC double glazed windows to the side aspect and double glazed French doors into the garden. A fitted kitchen comprising range of wall and base mounted units with work surface over. One and a half bowl sink with drainer and mixer tap. Plumbing for washing machine. Space for white goods. Built in dishwasher. Space for range cooker with fitted extractor over and tiled splashbacks. Inset ceiling lights. Two radiators.

## BEDROOM ONE 4.30m x 3.03m (14'1" x 9'11")

uPVC double glazed window to rear aspect. Inset ceiling lights. Radiator.

## BEDROOM TWO 2.85m x 2.42m (9'4" x 7'11")

uPVC double glazed window to the front aspect. Radiator.

## SHOWER ROOM

uPVC obscure double glazed window to the side aspect. Enclosed shower cubicle with tiled surround. Wash hand basin with vanity unit. Low level WC. Part tiled walls. Coving to ceiling. Inset ceiling lights and extractor fan.

## OUTSIDE

### FRONT GARDEN

Part wall enclosed. Double width gravelled driveway providing off road parking for several vehicles and access to the garage and side access to rear garden.

### GARAGE/OUTBUILDING

uPVC double glazed window. French doors to the rear. Door leading to additional storage/workshop area with power and light. Inset ceiling lights. Internet and water.

### WC

The cloakroom is fitted with low level WC and wash hand basin. Inset ceiling lights and extractor fan.

### REAR GARDEN

Fully enclosed with fencing and side gated access. Paved for low maintenance and outside tap. Access to garage/workshop.

### DRAFT DETAILS

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

### MATERIAL INFORMATION

Type – Bungalow

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

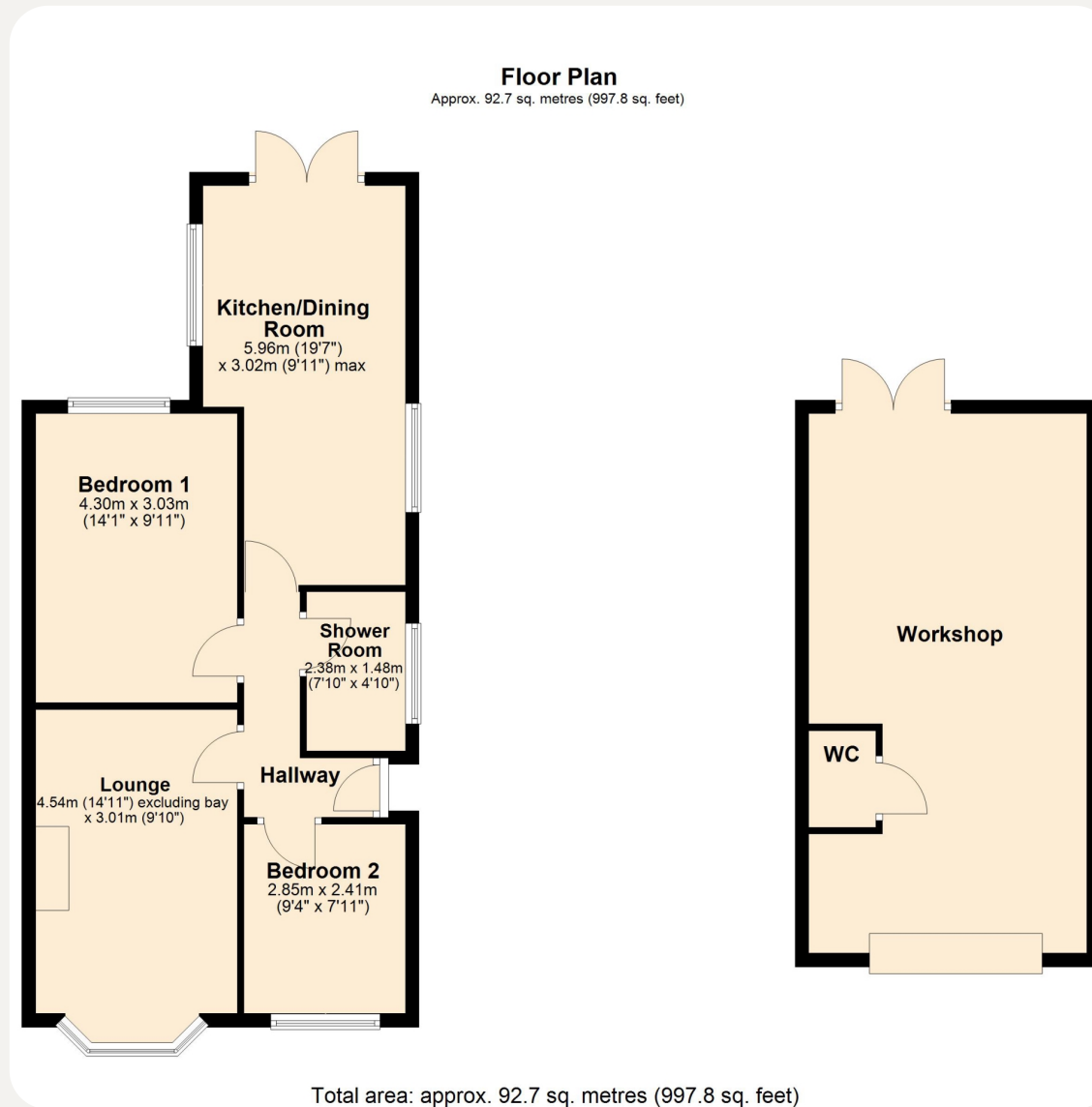


Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Gas Heating  
Parking – Garage  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years, 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

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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