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# Nursery Lane, Kingsthorpe, Northampton, NN2 7PT

£240,000 End of Terrace

 3  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 is delighted to bring to the market this three-bedroom property positioned on a generous plot in the sought after Kingsthorpe location.

## Features & Utilities

- ✓ End Of Terrace
- ✓ Three Bedrooms
- ✓ No Chain
- ✓ Refitted Kitchen
- ✓ Refitted Bathroom
- ✓ Corner Plot Position
- ✓ uPVC Double Glazing Throughout
- ✓ Bathroom & Separate WC
- ✓ Planning Approved To Extend
- ✓ Convenient Location Close To Amenities

## Property Overview

Jackson is delighted to bring to the market this three-bedroom property positioned on a generous plot in the sought after Kingsthorpe location. Having operated for a number of years as a successful HMO property, this versatile home briefly comprises of a welcoming entrance hall, lounge, and kitchen/breakfast room to the ground floor. To the first floor you will find three well-proportioned double bedrooms, bathroom, and additional W.C. Externally you will find a well-kept lawned front garden, further potential to the side (subject to planning permission), and a private lawned rear garden enclosed by timber fencing. Further benefits include double glazing throughout, gas central heating and no onward chain. For more information and to book your viewing, please call Jackson Grundy Kingsthorpe on (01604 722197). EPC Rating: C. Council Tax Band: A

### HALL

Laminate flooring. Radiator. Staircase rising to first floor landing. Door to:

### LOUNGE 4.04m x 3.90m (13'3 x 12'9)

Double glazed window to front elevation. Radiator. Door to:

### KITCHEN 1.84m x 4.90m (6'1 x 16'1)

Two double glazed windows to rear elevation. Double glazed door to garden. A range of wall and base units. Roll top work surfaces. Stainless steel sink with mixer tap and drainer. Integrated cooking appliances.

### FIRST FLOOR LANDING

Access to loft space. Doors to:

### BEDROOM ONE 3.67m x 3.51m (12'1 x 11'6)

Two double glazed windows to front elevation. Radiator.

### BEDROOM TWO 3.17m x 2.55m (10'5 x 8'4)

Double glazed window to rear elevation. Radiator.

### **BEDROOM THREE 2.71m x 2.39m (8'11 x 7'10)**

Two double glazed windows to front elevation. Radiator.

### **BATHROOM**

Obscured double glazed window to rear elevation. Heated towel rail. A three-piece bathroom suite comprising low level WC, wash hand basin and bath with over head shower. Tiling to splash back areas.

### **WC**

Obscured double glazed window to rear elevation. Low level WC and space saving wash hand basin. Radiator. Combination boiler.

### **OUTSIDE**

#### **FRONT/SIDE GARDEN**

Mainly laid to lawn on approach and to the side.

#### **REAR GARDEN**

Private rear garden, mainly laid to lawn and enclosed by timber fencing.

### **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).

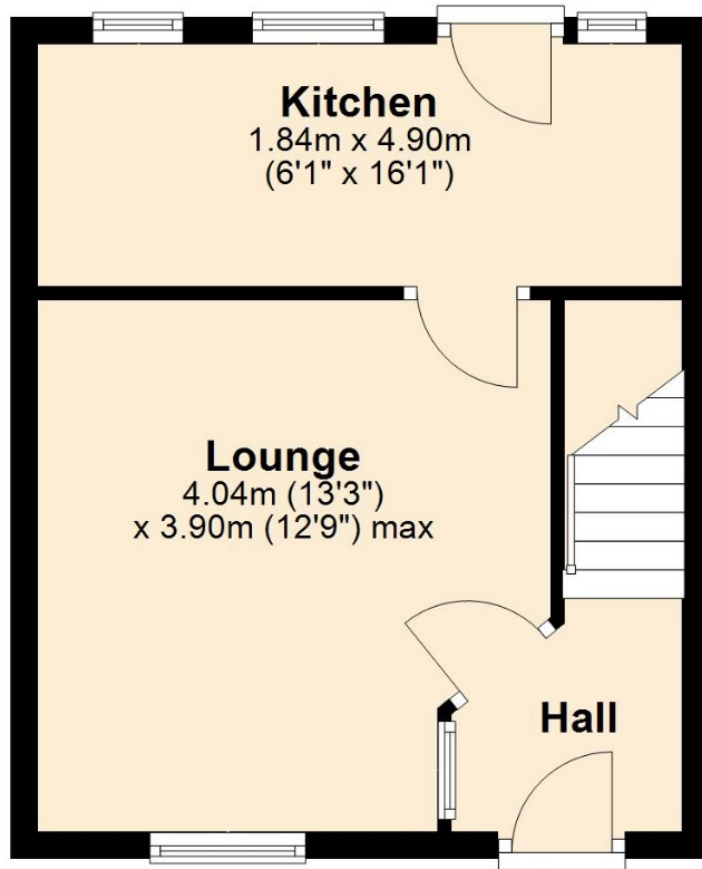
### AGENTS NOTES

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

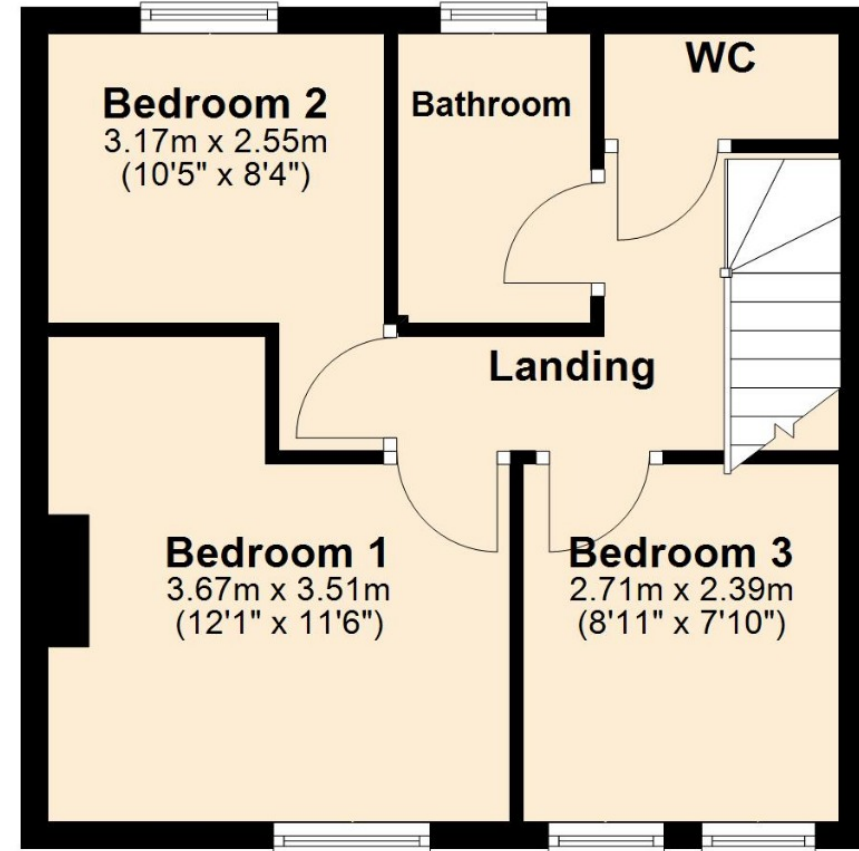
Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

# Floorplan

## Ground Floor



## First Floor



Total area: approx. 65.2 sq. metres (701.9 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](http://www.jacksongrundy.com)

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