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# Obelisk Rise, Kingsthorpe, Northampton, NN2 8TW

£282,500 Detached

3 1 1



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Kingsthorpe  
66 Harbrough Road, Kingsthorpe, Northampton, NN2 7SH

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## Property Summary

A nicely presented, link detached family home situated in the sought after Kingsthorpe location, close to local amenities and well regarded schools.

## Features & Utilities

- ✓ Detached
- ✓ Garage
- ✓ Sought After Location
- ✓ Three Bedrooms
- ✓ Private Rear Garden
- ✓ Lounge/Dining Room
- ✓ Gas Radiator Heating
- ✓ Double Glazed
- ✓ Refitted Kitchen
- ✓ Ample Off Road Parking



# Property Overview

A nicely presented, link detached family home situated in the sought after Kingsthorpe location, close to local amenities and well regarded schools. The accommodation briefly comprises of welcoming entrance leading to the lounge / dining room and kitchen to the ground floor. To the first floor you will find three bedrooms and the family bathroom. Externally you will find ample parking and access to the single garage at the front, and a private well-kept garden to the rear. Further benefits include, double glazing throughout, gas central heating and ample storage. For more information and to book your viewing, please call Jackson Grundy Kingsthorpe on (01604) 722197. EPC Rating: TBC. Council Tax Band: C

## ENTRANCE PORCH

Entrance door. Radiator. Double glazed window to the side elevation. Access directly into lounge.

## LOUNGE 3.98m x 4.60m (13'1 x 15'1)

Double glazed window to front elevation. Two radiators. Stairs rising to the first floor. Coving. Patio doors opening on to the rear garden.

## KITCHEN 2.10m x 3.76m (6'11 x 12'4)

Double glazed door to side elevation. Double glazed window to rear elevation. Under-stairs pantry. Integrated cooking appliances. A range of wall and base units. Tiled flooring. Stainless steel sink with mixer tap.

## FIRST FLOOR LANDING

Double glazed window to side elevation. Loft access. Radiator. Airing cupboard housing combination boiler.

## BATHROOM

Obscured double glazed window to the rear elevation. Fully tiled. Radiator. A three piece bathroom suite comprising low level WC, wash hand basin and bath with mixer tap.

## BEDROOM ONE 2.61m x 4.07m (8'7 x 13'4)

Double glazed window to front elevation. Radiator. A range of fitted wardrobes.

### **BEDROOM TWO 2.60m x 2.96m (8'6 x 9'8)**

Double glazed window to rear elevation. Radiator.

### **BEDROOM THREE 1.91m x 3.23m (6'3 x 10'7)**

Double glazed window to front elevation. Cupboard.

### **OUTSIDE**

#### **FRONT GARDEN**

Low maintenance block paved frontage for several vehicles leading to the brick built single garage.

#### **GARAGE**

Up and over door. Gated access to the rear garden.

#### **REAR GARDEN**

Rear garden mainly laid to lawn, enclosed by timber fencing. Mature trees and bushes. Outside tap, block paved side access.

### **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 – Yes

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

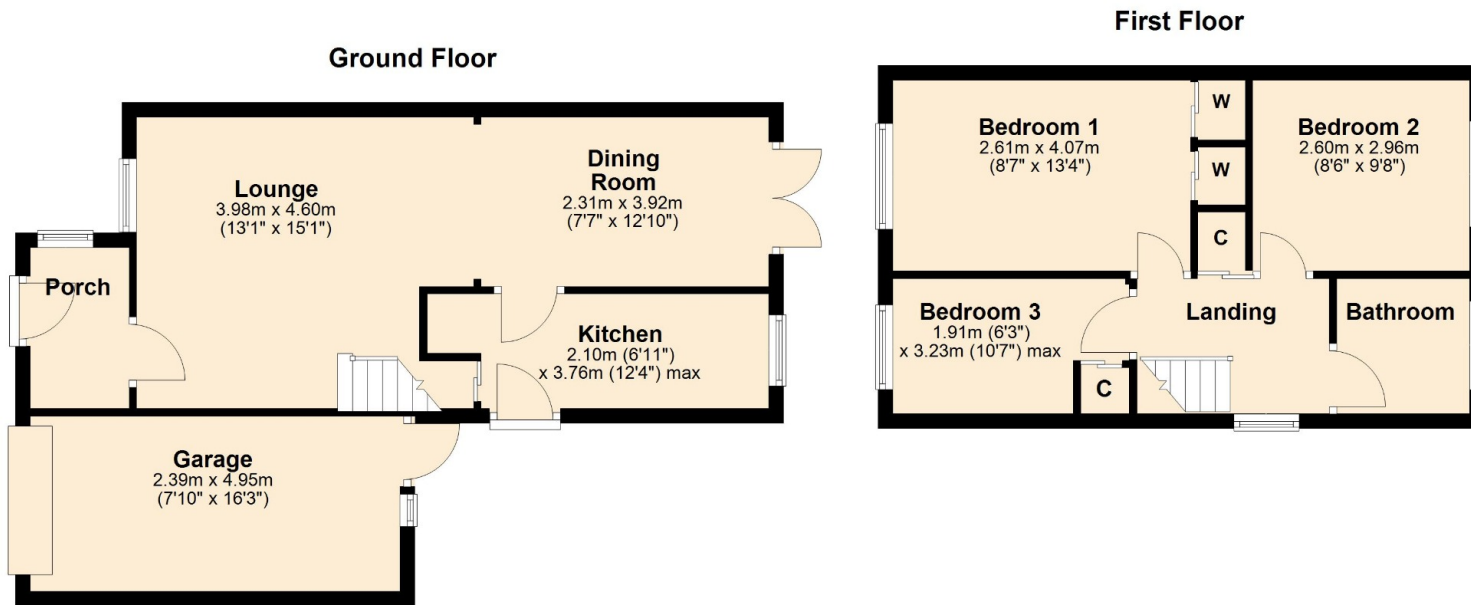
### **DRAFT DETAILS**

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





# 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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