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# Rookery Lane, Kingsthorpe, NN2 8BX

£275,000 Semi-Detached



**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 Grundy is pleased to present this well presented, semi-detached family home situated in the sought after Kingsthorpe location, close to local amenities and well-regarded schools.

## Features & Utilities

- ✓ Three Bedrooms
- ✓ Semi Detached
- ✓ Single Garage
- ✓ Extended
- ✓ Generous Size Conservatory
- ✓ Well Maintained Garden
- ✓ Lounge/Dining Room
- ✓ Driveway
- ✓ Sought After Location
- ✓ Close To Local Schools & Amenities

# Property Overview

Jackson Grundy is pleased to present this well presented, semi-detached family home situated in the sought after Kingsthorpe location, close to local amenities and well-regarded schools. The accommodation briefly comprises of welcoming porch & hallway leading to the lounge / dining room, kitchen, utility, and conservatory to the ground floor. To the first floor you will find three bedrooms and the family bathroom. Externally you will find ample parking, well-presented flowerbeds & lawn and access to the single garage at the front, and a private well-established 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

## PORCH

uPVC entrance door. Door to:

## HALL

Radiator. Wood effect flooring. Staircase rising to first floor landing. Doors to:

## LOUNGE/DINING ROOM 7.28m x 3.32m (23'10" x 10'10")

uPVC double glazed bay window to front elevation. Radiator. Decorative stone fireplace with inset gas fire. Doors to:

## CONSERVATORY 2.79m x 5.49m (9'1" x 18')

uPVC double glazed windows and doors. Radiator. Tiled floor.

## KITCHEN 3.76m x 2.39m (12'4" x 7'10")

uPVC double glazed window to rear elevation. Radiator. Wall and base units. Double oven, gas hob and extractor. Composite one and a half bowl sink and drainer. Tiled floor. Tiling to half height.

## UTILITY ROOM 4.86m x 2.07m (15'11" x 6'9")

uPVC double glazed window and door to rear elevation. Wall and base units. Space for appliances. Tiled floor. Door to garage and conservatory.

## FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Airing cupboard. Doors to:

## BEDROOM ONE 3.75m x 3.02m (12'3" x 9'10")

uPVC double glazed window to front elevation. Radiator. Built in wardrobes.

## BEDROOM TWO 3.38m x 3.02m (11'1" x 9'10")

uPVC double glazed window to rear elevation. Radiator.

## BEDROOM THREE 2.64m x 2.39m (8'7" x 7'10")

uPVC double glazed window to front elevation. Radiator. Built in wardrobe. Laminate flooring.

## SHOWER ROOM

uPVC double glazed window to rear elevation. Towel radiator. Suite comprising shower cubicle, low level WC and wash hand basin. Tiled floor. Tiled walls.

## OUTSIDE

## FRONT GARDEN

Block paved driveway. Small lawn. Flower beds.

## GARAGE

Up and over door. Door to utility room.

## REAR GARDEN

Patio seating area. Lawn. Decking to the rear.

## 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 C  
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  
Parking – Off-street  
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

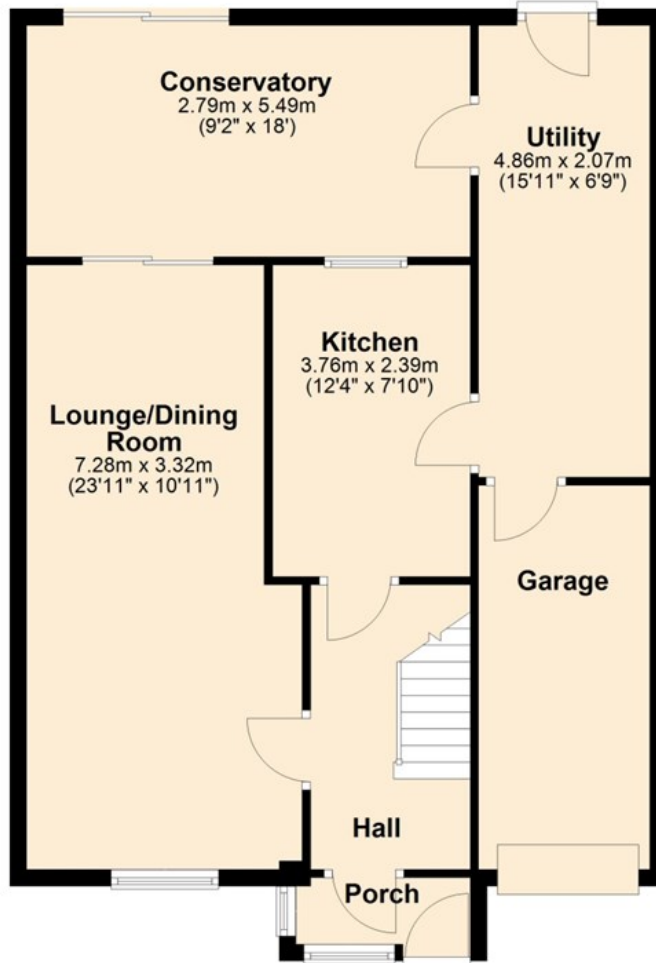
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser 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

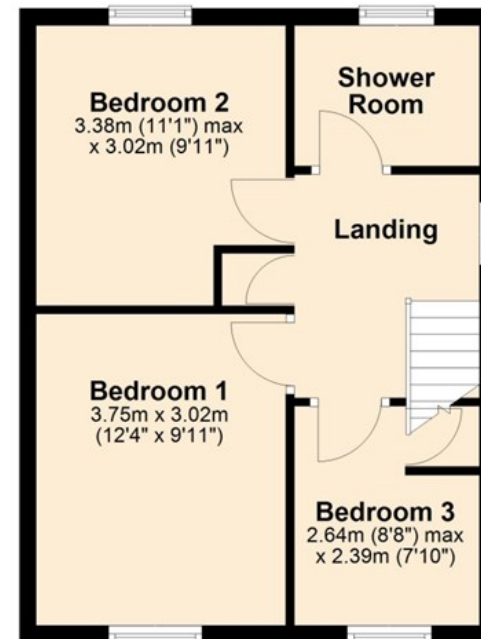
## Ground Floor

Approx. 78.7 sq. metres (847.4 sq. feet)



## First Floor

Approx. 38.7 sq. metres (416.5 sq. feet)



Total area: approx. 117.4 sq. metres (1263.9 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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