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Welford Road, Kingsthorpe, Northampton, NN2 8AJ

£400,000 - Guide Price Semi-Detached

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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 and maintained, extended, three bedroom semi detached property situated within a sought after area of Kingsthorpe, within close proximity to local amenities, schooling and countryside walks.

Features & Utilities

- ✓ NO CHAIN
- ✓ Spacious Garden
- ✓ Semi Detached
- ✓ Kitchen/Dining Room
- ✓ Period Property
- ✓ Utility Room
- ✓ Generous Garage
- ✓ Replaced Boiler 2022
- ✓ Driveway
- ✓ Three Bedrooms

Property Overview

A well presented and maintained, extended, three bedroom semi detached property situated within a sought after area of Kingsthorpe, within close proximity to local amenities, schooling and countryside walks. The accommodation comprises spacious entrance hall, front sitting room, rear lounge, kitchen/dining room, utility and cloakroom. To the first floor are three bedrooms and a bathroom. To the rear is a generous garden with established plants trees and shrubs and benefitting from a number of storage spaces. To the front of the property is a driveway for several vehicles and a larger than average single garage. Benefitting from NO ONWARD CHAIN. To arrange a viewing please call 01604 722197. EPC Rating. D Council Tax Band: D

ENTRANCE PORCH

External timber door into porch with feature glass. Timber door with feature lead glass window into hallway.

ENTRANCE HALL

Single glazed lead window to side elevation. Stairs rising to first floor landing with storage under. Radiator. Storage cupboard with lead porthole window into porch area. Doors to front sitting room, rear lounge and dining area.

FRONT SITTING ROOM 13'0" x 12'9" Maximum (3.96m x 3.90m Maximum)

Spacious bay fronted sitting room overlooking the frontage. UPVC double glazed bay window to front elevation. Radiator. Picture rail. Feature stone fireplace with fitted gas fire insert.

REAR LOUNGE/SITTING ROOM 12'11" x 12'10" (3.94m x 3.91m) plus 8'11" x 2'11" (2.72m x 0.89m)

Benefitting from a rear bay with sliding aluminium doors onto the rear garden. Radiator. Picture rail. Feature brick fireplace with gas effect fire.

KITCHEN/DINING ROOM 11'6" x 9'9" (3.51m x 2.97m)

Extended to the rear to provide a kitchen/dining room. UPVC double glazed windows to side and rear elevations. Lead stained glass timber window internally within the dining room to the garage. Storage cupboard. Carpeted to dining area. Tiled flooring to kitchen area. Radiator. Base and wall mounted cupboards with roll top surface over. Integral fridge and dishwasher. Stainless steel one and half bowl sink unit and drainer with mixer tap over. Fitted oven with four ring gas hob over and extractor. Tiled splash back areas. Radiator. Door to utility.

UTILITY ROOM 9'1" x 7'3" (2.77m x 2.21m)

Sky light window. Personal door into garage. Door to rear garden. Radiator. Base and wall mounted units with solid wood work surface over. Belfast sink with mixer tap over. Tiled splash back areas. Oak laminate flooring. Door into cloakroom

CLOAKROOM/WC 5'2" x 3'1" (1.57m x 0.94m)

UPVC double glazed obscured window to rear elevation. Low level WC. Oak laminate flooring. Dado rail.

FIRST FLOOR LANDING

Timber single glazed window to side elevation. Loft hatch to boarded space with loft ladder. Carpeted. Picture rail. Doors to all rooms.

BEDROOM ONE 13'0" x 11'8" Maximum (3.96m x 3.56m Maximum)

A large double bedroom with bay window to front elevation. Radiator. Range of fitted wardrobes.

BEDROOM TWO 12'11" Maximum x 12'10" (3.94m Maximum x 3.91m)

UPVC double glazed window to rear elevation. Radiator. Picture rail. Fitted wardrobes.

BEDROOM THREE 8'9" x 8'0" (2.67m x 2.44m)

Aluminium double glazed window to front elevation. Radiator. Fitted sliding mirror door wardrobe. Picture rail.

BATHROOM 7'9" x 7'8" (2.36m x 2.34m)

UPVC double glazed obscured window to rear elevation. Suite comprising wood panelled bath with shower over with tiled surround, pedestal wash hand basin and low level WC. Radiator. Fitted cupboards housing boiler.

OUTSIDE

FRONT GARDEN

Driveway for several vehicles leading to a large garage to the front of the property. Side access. Established shrubs and trees.

REAR GARDEN

Generous rear garden laid to lawn with various patio and decking areas and established borders and trees. Workshop, summerhouse and storage sheds. The property benefits from an additional parcel of land to the rear currently used as storage space.

GARAGE 7.34m x 2.48m (24'1 x 8'2)

Larger than average single garage.

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

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 Radiator

Parking – Garage

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

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).

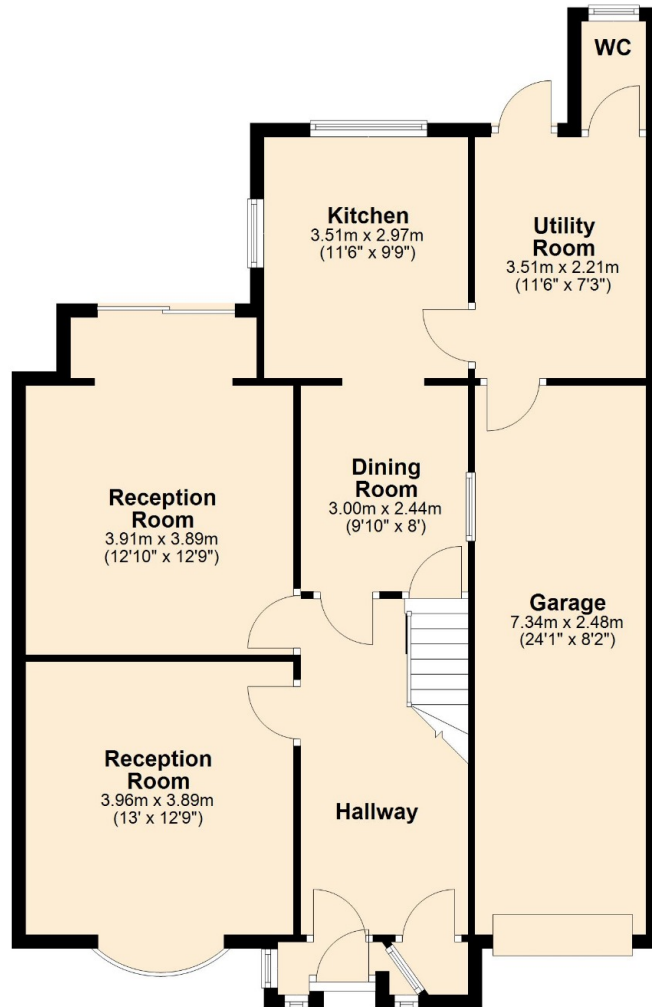
AGENTS NOTES

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

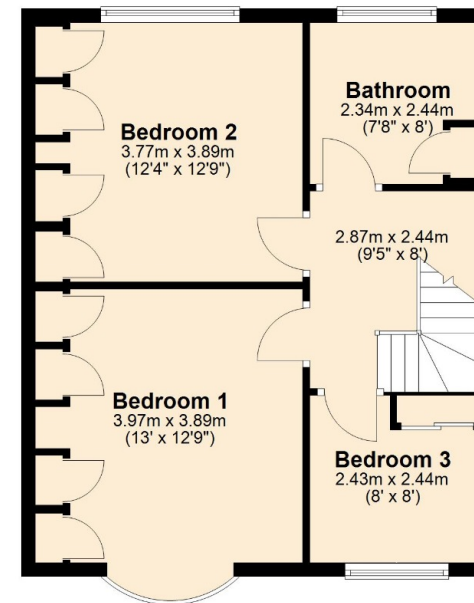
Ground Floor

Approx. 103.8 sq. metres (1116.8 sq. feet)



First Floor

Approx. 50.6 sq. metres (545.1 sq. feet)



Total area: approx. 154.4 sq. metres (1661.9 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

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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