

for sale

£350,000



## Kingsthorpe Grove Northampton NN2 6PD

This extended three double bedroom family home is ideally located for transport routes, local schools and amenities. Offering a relaxing living room, re-fitted kitchen/breakfast room which opens to the dining/family room, with feature bi-folding doors that seamlessly connect to the rear garden.



# Kingsthorpe Grove Northampton NN2 6PD

## Entrance Hall

Inviting entrance hall with partly glazed door to the front elevation, and complimentary double glazed opaque window to the side. Two double cloaks cupboards providing ample storage space for coats and shoes. Wall mounted radiator and doors leading off to the living room and dining/family room.

## Living Room

UPVC double glazed bay window to the front elevation. Wall mounted radiator and feature media wall with fitted TV bracket, electric fire set in and illuminated shelving pods.

## Kitchen/ Breakfast Room

Modern kitchen fitted with a range of wall and base level units, One and a half bowl sink set below Quartz work surface with mixer tap over and complimentary tiling to splash back areas. Integrated appliances comprise dishwasher, fridge/freezer, washing machine, double oven and four ring hob with stainless steel extractor hood over. Recessed spotlight to ceiling and feature UPVC double glazed Lantern providing a good degree of natural light, set directly above the central island which has a four seater breakfast bar and extra storage below. The bi-folding doors complete the kitchen/breakfast room and seamlessly connect to the rear garden and extended patio area.

## Dining/ Family Room

Open to the kitchen/breakfast area and providing space for a dining table and chairs as well as a lounge suite. Wall mounted radiator, coving to ceiling and connecting door to the ground floor shower room. Stairs rise to the first floor landing.

## Cloaks/Shower Room

Three piece white suite comprising shower cubicle, low level flush w.c and vanity wash hand basin with tiled splash back. Extractor fan and tiled floor.

## First Floor Landing

Stairs rise from the dining/family room. Doors lead off to the master bedroom, bedroom three and the family bathroom. Wall mounted radiator and stairs rising to the second floor landing.

## Master Bedroom

UPVC double glazed bay window to the front elevation. Fitted wardrobes, feature free standing bath, exposed wooded flaw boards and wall mounted radiator. Sliding mirrored door open to the en-suite shower room.

## En-Suite Shower Room

Three piece white suite comprising double shower cubicle with rainfall shower, low level flush w.c and vanity wash hand basin with complimentary tiling to splash back areas. Extractor fan, chrome heated towel rail and UPVC opaque double glazed window to the front elevation.



## **Bedroom Three**

UPVC double glazed window to the rear elevation. Wall mounted radiator and coving to ceiling.

## **Family Bathroom**

Three piece white suite comprising panelled bath with shower over, low level flush w.c and pedestal wash hand basin with tiling to splash back areas. Coving to ceiling, wall mounted radiator and UPVC opaque double glazed window to the rear elevation.

## **Second Floor Landing**

Stairs rise from the first floor landing. Double glazed Velux window with fitted blind, under eaves storage and door leading to bedroom two.

## **Bedroom Two**

Double glazed Velux window with fitted blind and two wall mounted radiators.

## **Outside**

### **Front Garden**

A beautiful tiled pathway leads to the front door. Paved area, gravelled border and retaining timber fencing and brick wall.

### **Rear Garden**

Southerly facing rear garden which is mainly laid to lawn with an extended paved patio area providing a great space for entertaining. Retaining brick wall and timber fencing, gravelled area providing extra parking and gated access leading to the parking space to the front of the garage.

## **Garage**

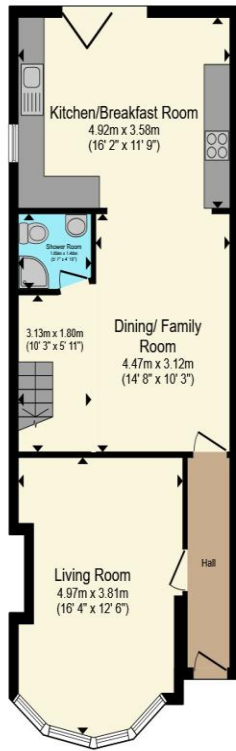
Oversized single garage with up and over door and power and lighting connected, Double doors open to the rear garden and provides access to a gravelled parking area in the rear garden.

## **Council Tax Band**

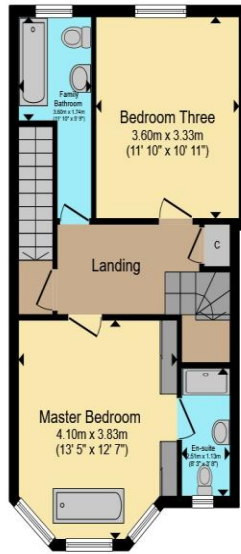
C



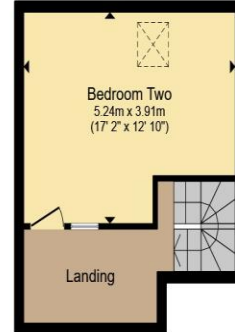




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 136.9 m<sup>2</sup> (1,473 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

**T 01604 716 655**  
**E kingsthorpe@connells.co.uk**

87 Harborough Road KINGSTHORPE  
 NORTHAMPTON NN2 7SL

Property Ref: KTP408322 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: C

**view this property online**  
**connells.co.uk/Property/KTP408322**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)