RICHARD GREENER



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Kingsthorpe Grove, Northampton, NN2 6PG

£1,295 PCM

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IF YOU WOULD LIKE TO BOOK A VIEWING PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH.

Available Now.

A spacious three-bedroom house offering a large lounge/dining room, a modern kitchen/breakfast room, a basement and a generous rear garden. The property benefits from gas central heating, UPVC double glazing and window coverings throughout, with accommodation suited to couples or families.







Unfurnished accommodation: Entrance hall, Lounge/dining room, Kitchen/breakfast room, Cloakroom, Basement, Three Bedrooms, Family Bathroom and Rear Garden. EPC - C. Council Tax Band -B.

The property is entered through a blue UPVC front door with frosted glazed panels, opening into a carpeted entrance hall with stairs rising to the first floor. The dual-aspect lounge/dining room has a bay window to the front and white UPVC French doors opening onto the rear patio. High ceilings and two decorative fireplaces with marble surrounds provide period features. The room can be accessed from two separate doors along the hallway. The fireplaces are for decorative use only. The kitchen/breakfast room provides space for a six-seater dining table and chairs and has tile-effect flooring. The modern kitchen is fitted with grey base and wall units, white subway-tiled splashbacks and a stainless-steel sink with mixer tap. Appliances include an electric oven, a four-ring electric hob and a stainless-steel extractor hood. Windows overlook the side elevation. To the rear is a cloakroom fitted with a WC, wash hand basin, tiled splashback and an electric heater. An adjoining storage area has an external vent suitable for a vented tumble dryer.

A separate door opens onto carpeted stairs leading down to the basement. The basement is not offered as habitable accommodation and must not be used as a bedroom or living space.

Upstairs, the carpeted landing provides access to three bedrooms and the family bathroom. The main bedroom overlooks the front elevation and includes a radiator, a decorative fireplace and a separate storage cupboard. The middle bedroom overlooks the rear and also has a radiator and a decorative fireplace. The third bedroom is positioned at the rear, with a window overlooking the garden and a radiator. The family bathroom has tiled flooring and full-height wall tiling. It is fitted with a white suite comprising a bath with an electric shower over, a wash hand basin and a WC. A frosted window provides natural light. The rear garden extends to approximately 86 feet and is mainly laid to lawn, with patio areas adjoining the house, a gravelled area towards the rear and a pathway running along one side.

Entrance hall 20'2" × 3'2" (6.15m × 0.97m)

Lounge/dining room 24'11" × 11'6" (7.59m × 3.51m)

Kitchen/breakfast room 18'9" × 8'11" (5.72m × 2.72m)

Cloakroom 3'11" × 2'10" (1.19m × 0.86m)

Basement 15'3" × 12'8" (4.65m × 3.86m)

First-floor landing 19'1" × 5'3" (5.82m × 1.60m)

Main bedroom — front 15'2" × 10'3" (4.62m × 3.12m)

Main bedroom storage cupboard 2'1" × 3'2" (0.64m × 0.97m)

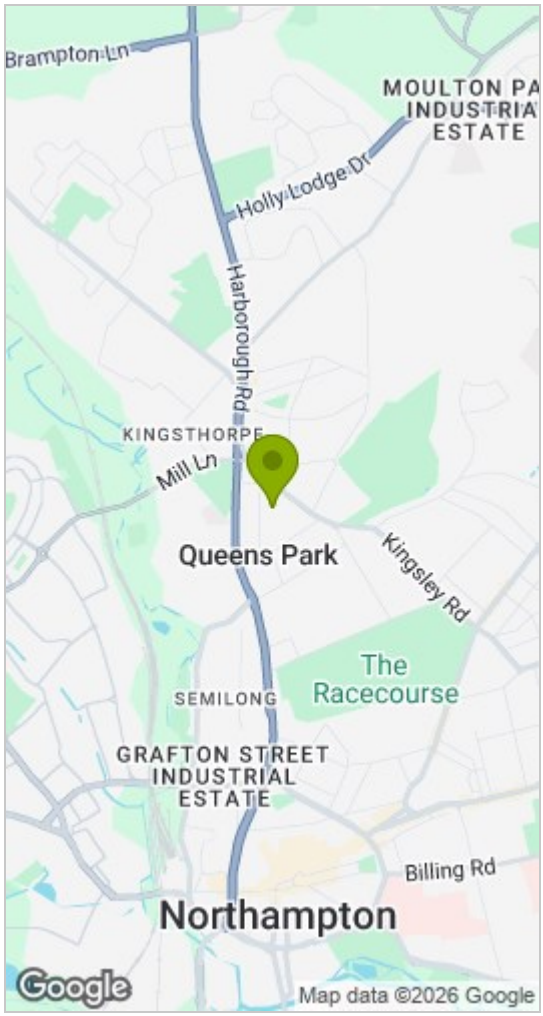
Bedroom two — middle 11'10" × 9'7" (3.61m × 2.92m)

Bedroom three — rear 8'11" × 11'2" (2.72m × 3.40m)

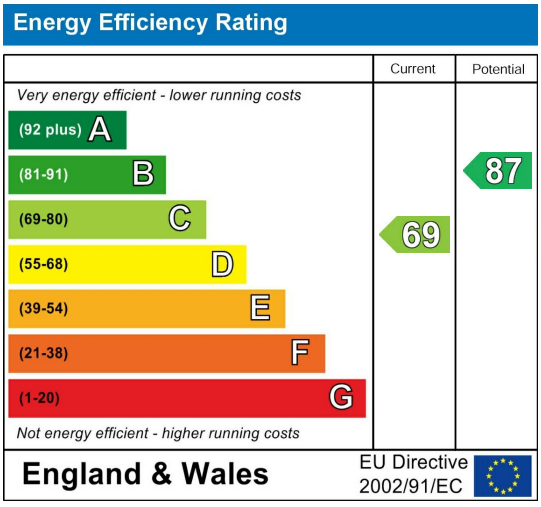
Family bathroom 6'2" × 5'10" (1.88m × 1.78m)

Rear garden approximately 86' × 16' (approximately 26.21m × 4.88m)

Area Map



Energy Efficiency Rating



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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