



LOCAL AMENITIES

The centre of Kingsthorpe offers many facilities including Supermarkets, Library, Off Licence, Post Office, a selection of Public Houses and a Restaurant along with various other retail outlets. There is a bus service from Obelisk Rise to and from Northampton town centre. Local schools include Kingsthorpe Village Primary School, Boughton Primary School, Kingsthorpe Grove Primary School and All Saints CEVA Primary School in Boughton Green Road. Secondary education is available at Kingsthorpe Community College also on Boughton Green Road.

HOW TO GET THERE

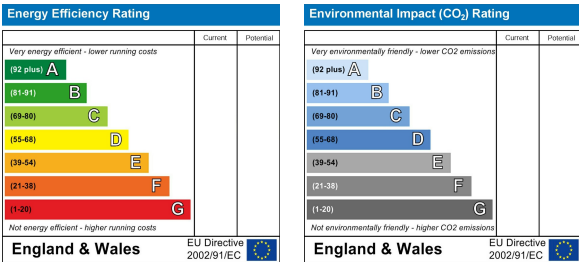
From Northampton town centre proceed in a northerly direction along the Barrack Road which leads into the A508 Kingsthorpe Road, continue through Kingsthorpe shopping centre travelling north along the A508 Harborough Road. At the traffic light junction with the

A5076 turn right into Holly Lodge Drive. Continue along Holly Lodge Drive to the top of the hill and continue past Yardley Drive on the right hand side. Take the next left hand turning into Reynard Way. Take the second right into Obelisk Rise and proceed along this road and the property can be found on the right hand side.

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90 Obelisk Rise, Northampton, NN2 8QU



£240,000 Freehold

A modern three bedroomed semi-detached chalet style property situated on a corner plot on a quite road in the popular residential are of Kingsthorpe. The accommodation comprises entrance hall, lounge, sun room, kitchen, bedroom one and a family bathroom. To the first floor are two double bedrooms. Outside is a front and side garden with driveway giving off road parking for two cars and leading to the detached single garage. The low maintenance rear garden is mainly laid to artificial lawn and enjoys a sunny aspect and privacy.



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Enter via UPVC double glazed front door, radiator, Stairs to first floor, doors to.

LOUNGE

15'1 x 10'6

Gas coal effect fire, radiator, UPVC double glazed door to sun room.



SUN ROOM

10'5 x 5'4

UPVC double glazed sun room with door to garden.



KITCHEN

11'8 x 7'9

Fitted with a range of base and eye level units, rolltop work surfaces, tiled splash backs, stainless steel sink and drainer

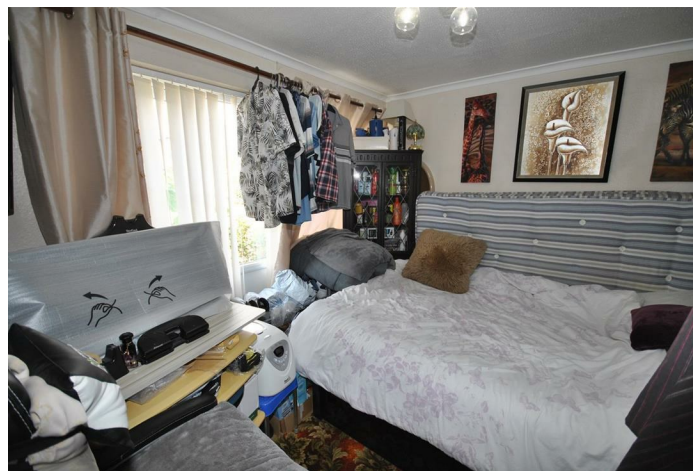
with mixer tap, space for rangemaster style cooker, extractor, space for fridge freezer, gas wall mounted combination boiler housed in cupboard, UPVC double glazed window to rear and door to side.



BEDROOM ONE

12'1 x 10'7

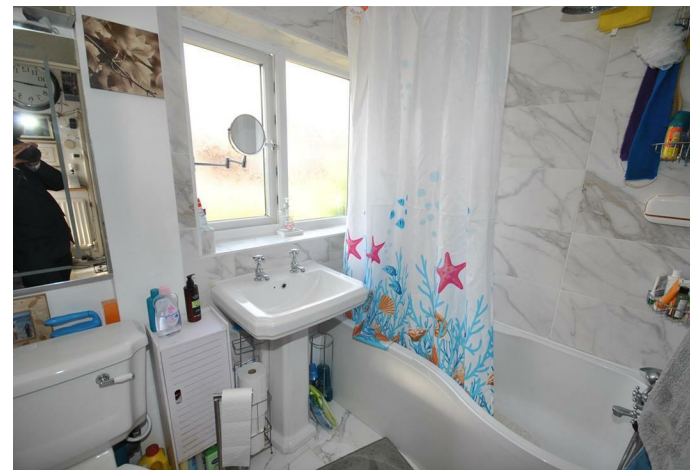
UPVC double glazed window to front, radiator.



BATHROOM

7'4 x 5'2

Re-fitted suite comprising w.c., wash hand basin, P - shape bath with rain head shower curtain and rail, tiled splashback's, chrome wall mounted towel radiator, UPVC double glazed window with obscure glass to front.



FIRST FLOOR LANDING

Loft access with pull down ladder, radiator, doors to.

BEDROOM TWO

12'4 x 10'7

UPVC double glazed window to rear, built in double wardrobe, under eaves storage cupboard, radiator.



BEDROOM THREE

10'6 x 8'5

UPVC double glazed window to front, under eaves storage cupboard, radiator.



OUTSIDE

FRONT GARDEN

The front and side garden are mainly laid to lawn with mature bushes and trees, pathway to front door and driveway giving off road parking for two vehicles and leading to the detached single garage.

REAR GARDEN

The rear garden is laid to artificial lawn. enclosed by brick walling and wood panel fencing, the is a side gate for pedestrian access, the rear garden enjoys a sunny aspect and privacy.



DETACHED GARAGE

Metal up and over door.

SERVICES

Main drainage, gas, water and electricity are connected

COUNCIL TAX

West Northamptonshire Council - Band C

For further information on viewing call 01604 230222