

**38 Washington Street
Kingsthorpe Village
NORTHAMPTON
NN2 6NL**

£230,000



- TWO DOUBLE BEDROOMS
- LOUNGE/DINING ROOM
- CELLAR
- GAS RADIATOR HEATING
- REAR GARDEN

- KINGSTHORPE VILLAGE LOCATION
- ORIGINAL FEATURES
- UPVC DOUBLE GLAZING
- WELL PRESENTED
- ENERGY EFFICIENCY RATING: D

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Offered in excellent condition throughout, this updated and modernised home provides well-presented accommodation comprising an entrance hall, spacious lounge/diner and a refitted kitchen with access to both the rear garden and cellar. To the first floor are two bedrooms and a stylish refitted shower room featuring a large walk-in shower. Outside, the property benefits from a low-maintenance rear garden. Further advantages include uPVC double glazing and gas radiator heating.

Ground Floor

Entrance Hall

Door to:

Lounge/Dining Room

22'10" x 14'7" (6.97 x 4.45)

Feature fireplace, radiators, original features, built in storage, stairs leading to first floor landing, uPVC double glazed windows to front and rear, door to:

Kitchen

10'9" x 7'5" (3.29 x 2.28)

Fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, built in gas hob with extractor fan above, electric oven, plumbing for washing machine, tiled flooring, door down to cellar, uPVC double glazed window to side, door to garden.

Cellar

14'4" x 10'3" (4.39 x 3.13)

Power and lighting connected, window to front, boiler.

First Floor

First Floor Landing

Access to loft, doors to:

Bedroom One

14'1" x 10'6" (4.30 x 3.22)

Radiator, stripped wooden flooring, built in cupboard, uPVC double glazed window to front.

Bedroom Two

11'10" x 8'3" (3.62 x 2.52)

Radiator, uPVC double glazed window to rear.

Bathroom

10'8" x 7'5" (3.27 x 2.27)

Refitted suite comprising walk-in shower, Pedestal with mounted sink, low level W.C, radiator, tiled splash areas, Obscured uPVC double glazed window to rear.

Externally

Rear Garden

Landscaped rear garden comprising concrete patio area, steps up leading to garden, artificial grass, flower and shrub borders, mature plants and trees, brick built shed, gated rear access.

Agents Notes

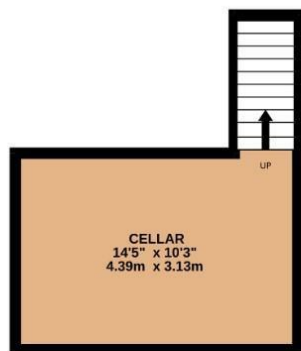
Local Authority: West Northamptonshire

Council Tax Band: B

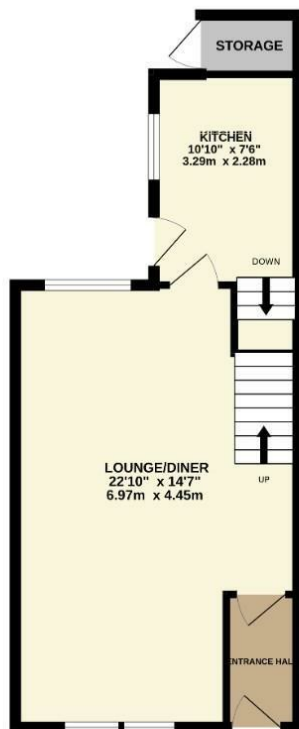




BASEMENT
171 sq.ft. (15.9 sq.m.) approx.



GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		57
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.