



Kingsthorpe Grove, Northampton NN2 6PD

welcome to

Kingsthorpe Grove, Northampton

An end terrace four bedroom three storey town house situated within the popular Queens Park area of Northampton. There is a part converted garage with scope for a separate dwelling (subject to the relevant planning regulations). A period three storey end terrace town house with the benefit of a detached two storey outbuilding/garage with potential to create a separate dwelling (subject to the relevant planning regulations). Accommodation briefly comprises four bedrooms, two bathrooms, kitchen/dining area and lounge with gardens to the front and rear.



Entrance Porch

Part obscure single glazed doors.

Entrance Hall

Singled glazed door, wall mounted fuse box and electric meter, dog legged staircase rising to the first floor landing, doorway into cloakroom (not completed) and doors to kitchen/diner and into lounge.

Cloakroom

Not completed.

Lounge

16' 10" max x 9' 11" + bay (5.13m max x 3.02m + bay)
Double glazed window to the front aspect.

Kitchen / Diner

16' 10" max x 16' 3" max (5.13m max x 4.95m max)
An L shaped fitted kitchen comprising a range of wall and base mounted storage units with work surfaces over, stainless steel one and a half bowl sink and drainer, tiling to splashbacks, electric oven and gas hob with cooker hood over, built-in washing machine and dishwasher, space for white goods, tiled floor, inset ceiling lights and two doors into garden.

First Floor Landing

Dog legged staircase rising from entrance hall and staircase to second floor.

Bedroom Two

13' 3" max x 10' + bay (4.04m max x 3.05m + bay)
Double glazed bay window to the front aspect, inset ceiling lights, radiator and door into en-suite.

En-Suite

8' 10" x 2' 9" (2.69m x 0.84m)
Double glazed window to the side aspect and bathroom comprising shower tray with mains shower, full tiling to walls, wash hand basin, WC, heated towel rail and tiled floor.

Bedroom Three

9' 9" + door recess x 8' 6" (2.97m + door recess x 2.59m)
Double glazed window to the rear aspect and radiator.

Bedroom Four

10' 10" x 7' 11" (3.30m x 2.41m)
Obscure double glazed window to the rear aspect and radiator.

Bathroom

7' 8" x 5' 6" (2.34m x 1.68m)
A fitted bathroom comprising bath with mixer taps and shower over, wash hand basin, WC, part tiling to walls, tiled floor, heated towel rail, extractor fan and inset ceiling lights.

Second Floor Landing

Staircase rising from first floor landing and door into bedroom one.

Bedroom One

15' 9" x 8' 9" + recess boiler (4.80m x 2.67m + recess boiler)
Double glazed window to the rear aspect, double glazed velux window, wall mounted combination boiler, radiator and doorway into en-suite.

En-Suite

7' 3" x 5' 6" (2.21m x 1.68m)
Obscure double glazed window to the rear aspect, corner bath, wash hand basin, low level WC and heated towel rail.

Externally

Front Garden

Wall, hedgerow and fence enclosed with lawned frontage.

Side Garden

Wall enclosed with door access into gravelled and tiled courtyard leading to the rear garden.

Rear Garden

Part fence and wall enclosed. Paved for low maintenance.



view this property online williamhbrown.co.uk/Property/KIN107407



welcome to

Kingsthorpe Grove, Northampton

- NO CHAIN
- A Period Three Storey End Terrace Property
- Four Bedrooms & Two Bathrooms
- Part Converted Garage With Scope for Separate Dwelling
-

Tenure: Freehold EPC Rating: E

guide price

£340,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/KIN107407](https://www.williamhbrown.co.uk/Property/KIN107407)



Property Ref:
KIN107407 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01604 719461



NorthamptonNorth@williamhbrown.co.uk



74 Kingsley Park Terrace, Kingsley,
NORTHAMPTON, Northamptonshire, NN2 7HH



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)