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Kentstone Close, Kingsthorpe  
Northampton  
Northamptonshire, NN2 8QW

£240,000 - Offers Over End Of Terrace



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Kingsthorpe  
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## Property Summary

Jackson Grundy is delighted to present this spacious two, formerly three-bedroom end of terrace home within close proximity of local amenities and rural walks situated within the sought after location of Kentstone Close.

## Features & Utilities

- ✓ Sought After Location
- ✓ Off Road Parking
- ✓ Refitted Kitchen
- ✓ Formerly Three Bedrooms
- ✓ End Of Terrace
- ✓ Side Access
- ✓ Kitchen/Dining Room
- ✓ Private Rear Garden
- ✓ Double Glazed Windows
- ✓ Gas Radiator Heating

## Property Overview

Jackson Grundy is delighted to present this spacious two, formerly three-bedroom end of terrace home within close proximity of local amenities and rural walks situated within the sought after location of Kentstone Close. The ground floor accommodation comprises entrance porch, lounge and kitchen dining area. To the first floor there are two double bedrooms and a family bathroom. Externally you will find to the rear of the property a pleasant garden giving access to the side of the property. To the front, there is off road parking, leading to a single garage. Further benefits include double glazing throughout, gas central heating and ample storage. For more information and to book your viewing, please call Jackson Grundy Kingsthorpe on (01604) 722197. EPC Rating: C. Council Tax Band: B

### PORCH

uPVC entrance door. uPVC double glazed windows to front and side elevations. Wood effect vinyl flooring. Meter cupboard. Radiator. Door to:

### LOUNGE 4.21m x 4.51m (13'9" x 14'9")

uPVC double glazed window to front elevation. Radiator. Electric fire with marble surround. Decorative panelled wall. Door to:

### KITCHEN/DINING ROOM 3.21m x 4.52m (10'6" x 14'9")

uPVC double glazed window and door to rear elevation. Wall and base units. Ceramic sink with drainer. Electric oven and hob with stainless steel extractor. Integrated dishwasher. Space for fridge/freezer and washing machine. Cupboard housing boiler. Tiling to splash back areas.

### FIRST FLOOR LANDING

Decorative panelled walls. Doors to:

### BEDROOM ONE 3.26m x 4.51m (10'8" x 14'9")

Two uPVC double glazed windows to front elevation. Two radiators. Decorative wall panelling. Coving. Built in wardrobes. Laminate flooring.

### BEDROOM TWO 3.96m x 2.50m (12'11" x 8'2")

uPVC double glazed window to rear elevation. Radiator. Built in cupboard. Laminate flooring.

### BATHROOM

uPVC double glazed window to rear elevation. Radiator. Suite comprising bath with shower over, low level WC and sink. Tiling to splash back areas. Vinyl flooring. Built in cupboard.

## OUTSIDE

### FRONT GARDEN

Gravel driveway. Slate shingle and shrubbery. Slabbed path to front porch.

### REAR GARDEN

Decked area leading to lawn, patio and garage. Slate shingle edging. Side access.

### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

### MATERIAL INFORMATION

Type - End Of Terrace

Age/Era - Ask Agent

Tenure - Freehold

Ground Rent - Ask Agent

Service Charge - Ask Agent

Council Tax - Band B

EPC Rating - C

Electricity Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Broadband Supply - Ask Agent

Mobile Coverage - Depends on provider

Heating - Central Heating, Gas Central Heating

Parking - Off-street

EV Charging - Ask Agent

Accessibility - Ask Agent

Coastal Erosion Risk - Ask Agent

Flood Risks - Has not flooded in the last 5 years, No flood defences

Mining Risks - Ask Agent

Restrictions - Ask Agent

Obligations - No restrictions, No private right of way, No Public right of way

Rights and Easements - Ask Agent

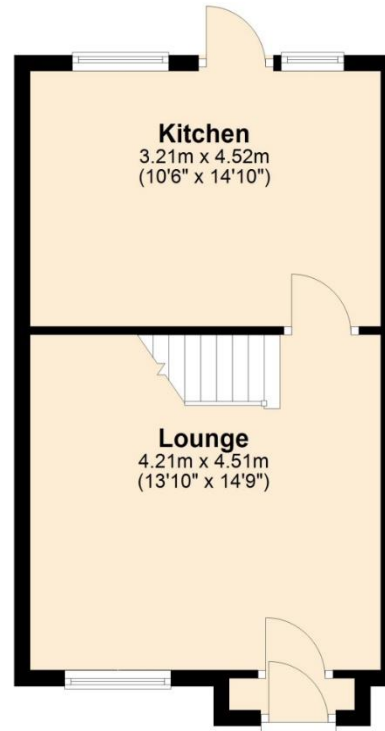
### AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

# Floorplan

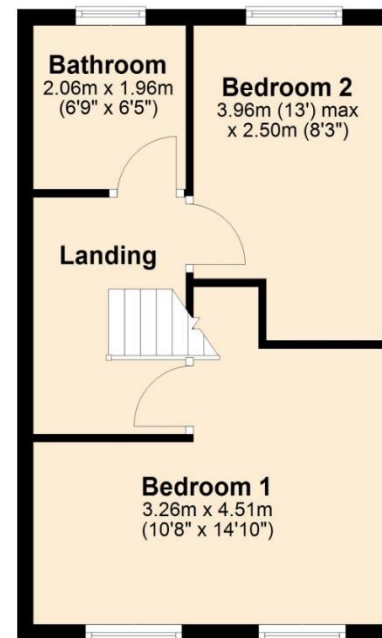
## Ground Floor

Approx. 34.8 sq. metres (374.2 sq. feet)



## First Floor

Approx. 33.9 sq. metres (365.0 sq. feet)



Total area: approx. 68.7 sq. metres (739.2 sq. feet)



## Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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