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Knights Lane, Kingsthorpe  
Northampton  
Northamptonshire, NN2 6QL  
**£240,000** Bungalow



Department: Sales

Tenure: Freehold



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A WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW SITUATED IN THE SOUGHT AFTER VILLAGE OF KINGSTHORPE, NORTHAMPTON. THE PROPERTY HAS BEEN EXTENDED TO THE REAR, CREATING A GENEROUS KITCHEN/DINING ROOM IDEAL FOR MODERN LIVING AND ENTERTAINING.

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#### GROUND FLOOR

- HALLWAY
- LOUNGE
- KITCHEN/DINING ROOM
- BEDROOM ONE
- BEDROOM TWO
- BATHROOM

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#### OUTSIDE

- FRONT GARDEN
  - REAR GARDEN
  - SUMMERHOUSE
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## THE PROPERTY

A well presented two bedroom semi detached bungalow situated in the sought after village of Kingsthorpe, Northampton. The property has been extended to the rear, creating a generous kitchen/dining room ideal for modern living and entertaining.

The accommodation comprises two bedrooms, a comfortable lounge, bathroom, and an extended kitchen/dining space, all arranged on one level.

Outside, the property benefits from a well maintained driveway, side access, and a pleasant rear garden enjoying views towards the village church, providing a peaceful and attractive outlook.

An outbuilding, currently used for storage, offers excellent potential for conversion into a home office or studio, subject to the relevant permissions if required.

Offered to the market vacant with no onward chain, this bungalow presents an excellent opportunity for downsizers, first time buyers, or those seeking single storey living in a popular village location.

It has planning permission to do a loft conversion to add two bedrooms and a shower room (planning no - 2025/1267/FULL).

EPC Rating: D. Council Tax Band: B











## MATERIAL INFORMATION

Type	Bungalow
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band B
EPC Rating	D
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
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

## LOCATION

Once a village in its own right, Kingsthorpe is now a well-established and highly sought-after suburb located to the northwest of Northampton town centre, with the original village tucked away just behind the A508 Kingsthorpe Road. The area begins at the junction marked by the well-known local landmark, The Cock Hotel public house, and continues past the recently regenerated Kingsthorpe Shopping Centre. This vibrant hub offers a wide range of everyday amenities, including two large supermarkets, a pharmacy, bakery, coffee shop, pet store and opticians. Beyond the A5199 Welford Road junction, the main road is lined with an excellent mix of shops, banks, salons, takeaways and public houses, extending towards the popular Whitehills area. Boughton Green Road leads north towards Moulton and passes Kingsthorpe College secondary school, further enhancing the area's strong educational offering. Residential areas just off Welford Road enjoy immediate access to the Brampton Valley Way, providing picturesque countryside walks and cycle routes that are particularly popular with dog walkers, hikers and cyclists. With excellent road links via the A508 and A5199, along with Northampton's mainline rail service offering direct connections to London Euston and Birmingham New Street, Kingsthorpe combines suburban charm with outstanding connectivity, making it one of Northampton's most desirable places to live.

## AGENTS NOTES

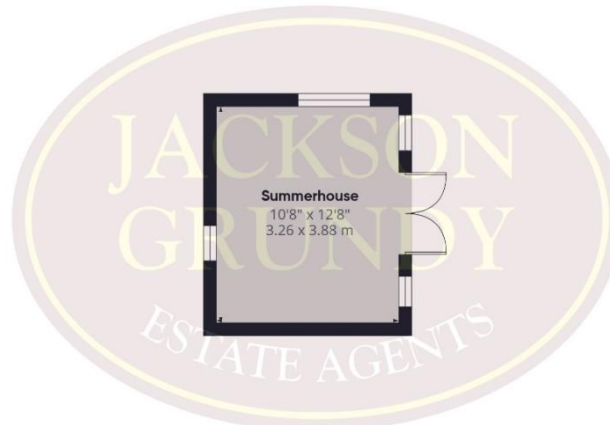
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## FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES ( SQ. FEET)



Floor 0 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
696 ft<sup>2</sup>  
64.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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