



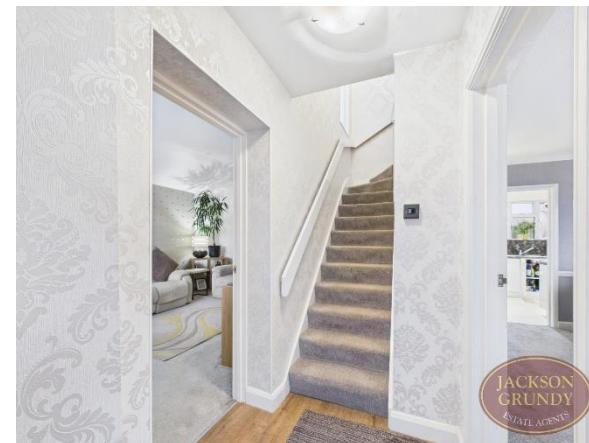
www.jacksongrundy.com

Whiston Road, Kingsthorpe
Northampton
Northamptonshire, NN2 7RR
Guide Price £270,000 Semi Detached



Department: Sales

Tenure: Freehold



WE ARE DELIGHTED TO PRESENT THIS BEAUTIFULLY EXTENDED THREE-BEDROOM SEMI-DETACHED HOME, OFFERING VERSATILE AND FLEXIBLE LIVING ACCOMMODATION IDEAL FOR MODERN FAMILY LIFE.

IMMACULATEDLY PRESENTED THROUGHOUT, THE PROPERTY PROVIDES THE OPTION OF A GROUND FLOOR BEDROOM WITH EN-SUITE FACILITIES OR AN ADDITIONAL RECEPTION ROOM, DEPENDING ON YOUR NEEDS. EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE HIGH STANDARD OF FINISH AND THOUGHTFULLY DESIGNED LAYOUT.

GROUND FLOOR

- HALLWAY
- KITCHEN
- DINING ROOM
- LOUNGE/BEDROOM
- WET ROOM
- REAR LOBBY

FIRST FLOOR

- BEDROOM
- BEDROOM
- BATHROOM

OUTSIDE

- FRONT GARDEN
- REAR GARDEN





THE PROPERTY

We are delighted to present this beautifully extended three-bedroom semi-detached home, offering versatile and flexible living accommodation ideal for modern family life.

Immaculately presented throughout, the property provides the option of a ground floor bedroom with en-suite facilities or an additional reception room, depending on your needs. Early viewing is highly recommended to fully appreciate the high standard of finish and thoughtfully designed layout. Further benefits include UPVC double glazing throughout, gas central heating, and off road parking for multiple vehicles.

The accommodation briefly comprises an entrance hall, spacious lounge, and a well-appointed kitchen with ample storage. There is also a versatile Bedroom Three/sitting room and a downstairs wet room.

To the first floor are two further bedrooms, including a principal bedroom with built-in wardrobes, and a stylish four-piece family bathroom suite.

Externally, the rear garden has been attractively landscaped, featuring a decking area ideal for outdoor dining and a well-maintained lawn. The front driveway provides generous off-road parking for multiple vehicles.

Please call 01604 722197 to arrange your viewing today.

EPC Rating: D. Council Tax Band: A







MATERIAL INFORMATION

| | |
|----------------------|---------------------|
| Type | Semi Detached |
| Age/Era | Ask Agent |
| Tenure | Freehold |
| Ground Rent | Ask Agent |
| Service Charge | Ask Agent |
| Council Tax | Ask Agent |
| EPC Rating | D |
| Electricity Supply | Ask Agent |
| Gas Supply | Ask Agent |
| Water Supply | Ask Agent |
| Sewerage Supply | Ask Agent |
| Broadband Supply | Ask Agent |
| Mobile Coverage | Depends on provider |
| Heating | Ask Agent |
| Parking | Ask Agent |
| EV Charging | Ask Agent |
| Accessibility | Ask Agent |
| Coastal Erosion Risk | Ask Agent |
| Flood Risks | Ask Agent |
| Mining Risks | Ask Agent |
| Restrictions | Ask Agent |
| Obligations | Ask Agent |
| 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

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representations 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

FLOORPLAN

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

