



# Obelisk Rise

Kingsthorpe, Northampton

oriordanbond  
SALES & LETTINGS





# Obelisk Rise

Kingsthorpe  
NN2 8QU

Price  
£285,000

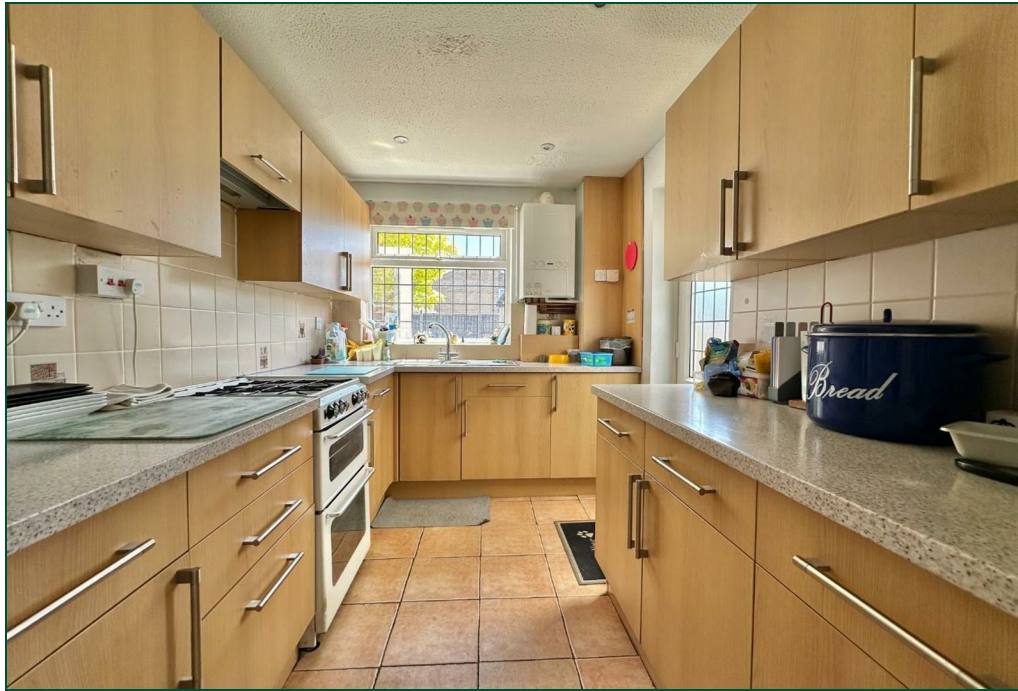
A well presented and extended three bedroom semi-detached family home, located in a quiet cul-de-sac, in the popular area of Obelisk Rise within Kingsthorpe. The property is a short walk from local amenities, local schools and a public bus stop.

Accommodation comprises large entrance hall with downstairs cloakroom/utility, storage cupboard, separate kitchen with access to the side, a large open plan sitting/dining room which could be made into separate rooms if needed and a conservatory with French doors into the garden. The first floor includes three double bedrooms and a three-piece family bathroom with shower over bath. Outside are low maintenance front and rear gardens, the enclosed rear garden has two sheds, with power connected to the workshop, side access which leads to the front of the property which provides off road parking for several vehicles. Further benefits include uPVC double glazing and gas radiator heating. (B/1097/M)

- Extended three bedroom semi-detached home
- Two reception rooms
- Conservatory
- Gas radiator heating
- Enclosed low maintenance rear garden
- Ample off road parking



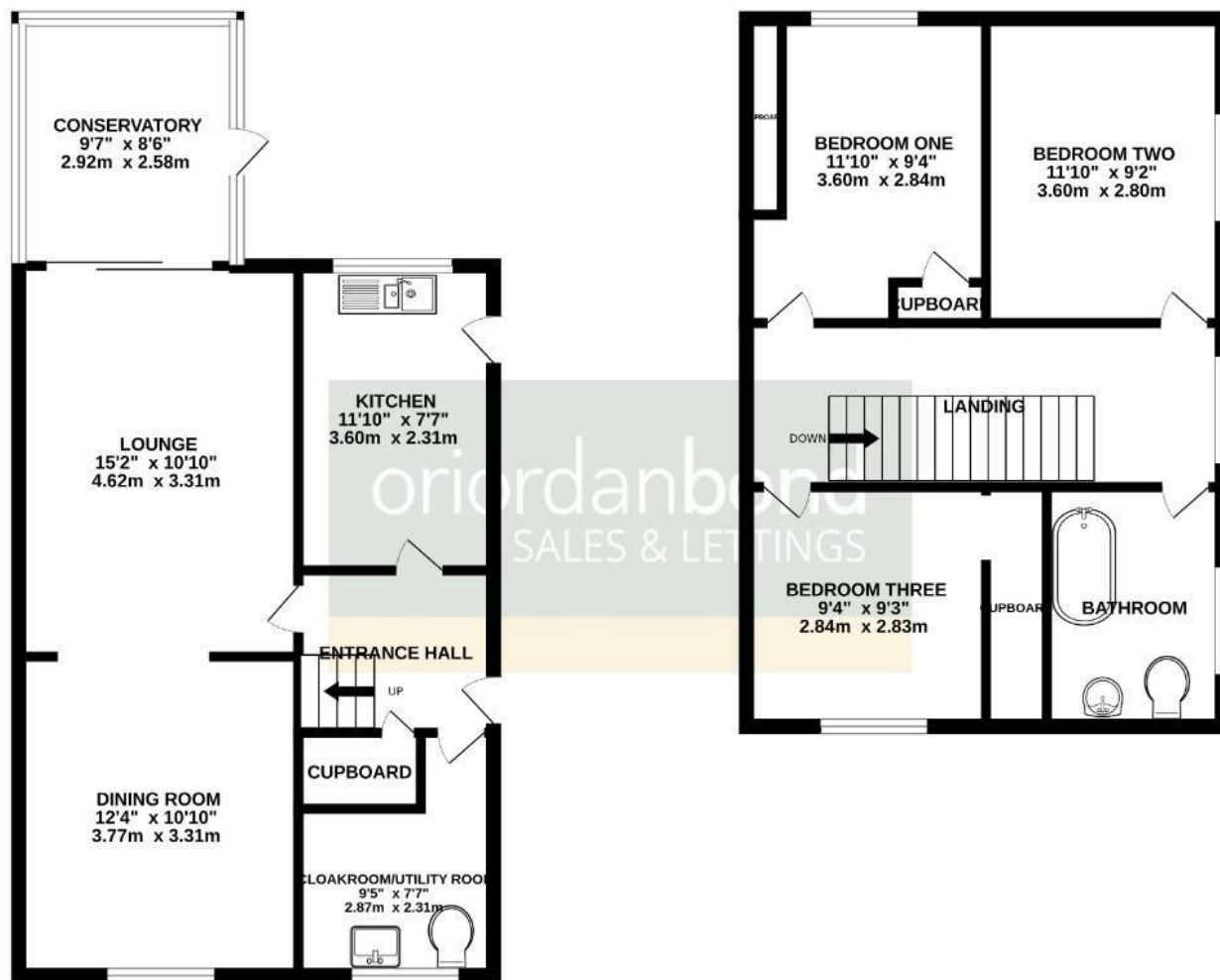






GROUND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.

1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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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#### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: D

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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