



# Obelisk Rise

Kingsthorpe, Northampton

oriordanbond  
SALES & LETTINGS





# Obelisk Rise

Kingsthorpe  
NN2 8TW

Price  
£360,000

A well presented four bedroom detached family home, situated in a quiet cul-de-sac location, in this popular part of Kingsthorpe. The property is within walking distance to local amenities and schools and enjoys uninterrupted countryside views to the rear.

Accommodation comprises large entrance hall with cloakroom/WC off, a modern kitchen with pantry cupboard and built-in appliances and an open plan sitting/dining room leading through to the conservatory benefitting from under floor heating. From the first floor landing are four bedrooms (built-in wardrobes to bedrooms one and two) and a fully tiled three-piece family bathroom and further storage cupboard. Outside is a private rear garden with two patio areas, shrub borders and laid to lawn area. To the front of the property is a block paved driveway providing off road parking for several vehicles leading to a detached single garage. Further benefits include uPVC double glazing and gas radiator heating. (B/939/M)

- Well presented four bedroom detached home
- Modern kitchen with built-in appliances
- Conservatory
- Gas radiator heating
- Private rear garden
- Ample off road parking and detached garage

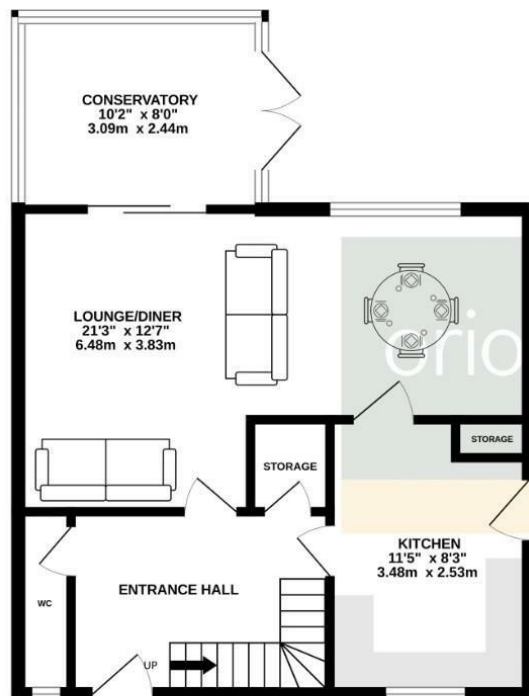




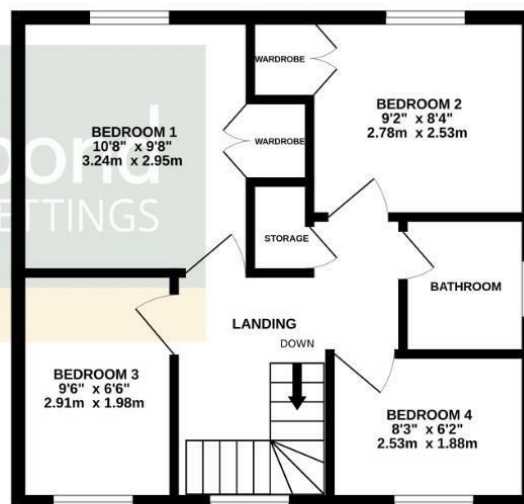




GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.3 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: D
- Energy Efficiency Rating:

#### 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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