



29 Mill Lane

Kingsthorpe, Northampton, NN2 6RQ

£2,450 PCM



This property has now been let.

Richard Greener Rentals are proud to offer to the market this beautifully presented four bedroom detached home situated in the desirable Kingsthorpe Village, with a double garage and large driveway.



Unfurnished accommodation: Reception hall, living room, family room, kitchen/dining room, garden room, conservatory, utility room, cloakroom, four bedrooms, bathroom, en-suite shower room, double garage, off-road driveway parking, landscaped gardens. Energy Rating - B. Council Tax Band – D. No pets allowed.

This impressive property is accessed via a partially glazed front door, which opens into the welcoming reception hall, featuring Amtico flooring, with a storage cupboard by the front door as well as a stylish and useful built-under-the-stairs storage centre. There is a personal door to the double garage which has power and lighting and an electronically operated door, accessed from the driveway.

The living room has several windows to the front and side elevations, allowing in an abundance of natural light. There is a cloakroom which is equipped with a washbasin and WC, fully tiled walls and a window on the side elevation.

The kitchen/dining room offers a range of stylish base and wall-mounted cabinets with elegant marble work surfaces and splashbacks. Appliances include an integrated dishwasher, two eye-level ovens, a range-cooker with gas hob with an overhead extractor, an American style fridge freezer with ice maker, a microwave and a slimline dishwasher. There is also kitchen island with a granite work surface and storage below. The dining area has a window overlooking the rear garden and has space for a four-seater table and chairs. The garden room is accessed via French doors, and boasts wood-effect flooring, a feature brick wall and large windows and bi-fold doors accessing the rear garden.

The utility room offers floor-to-ceiling and base-level storage space, plus plumbing for a washing machine and a tumble dryer. There is a butler sink and continued Amtico flooring. A window and door provide access to the side elevation.

The family room has a feature fireplace, creating a cosy environment, with glazed doors leading to the conservatory, which is a light and airy room, providing additional access to the rear garden.

Upstairs, the landing includes a window on the side and a double storage cupboard housing the hot water cylinder with a pressurized tank. It provides access to:

The master bedroom, drenched in natural light from the windows overlooking the front and sides is carpeted, giving a cosy and relaxing feel to the room. There is an en-suite shower room, equipped with a double shower cubicle, washbasin, and WC, complemented by half-tiled walls and a window on the side elevation.

Bedroom two is another generously sized double room, with windows to three aspects – front, side and rear. This room is carpeted with grey carpet to match the fitted blinds.

Bedroom three has fitted wardrobes along one wall, shelving next to the door and hardwood flooring. This bedroom enjoys views of the rear garden.

Bedroom Four is currently used as a dressing room, with fitted wardrobes along one wall, a feature painted wall and a front-facing window and wood-effect flooring.

The bathroom offers a suite comprising a double shower, bath, washbasin, and WC. It showcases half-tiled walls, a tiled floor, and a window on the side elevation.

The property's exterior includes a front garden mainly laid to gravel with a picket fence and newly planted hedging. It provides off-road parking for five cars, plus access to the double garage.

The landscaped rear garden boasts a spacious patio area perfect for outdoor enjoyment. The rest of the garden is laid to lawn, with access to the front and side elevations.

Local Amenities:

Kingsthorpe offers a wealth of amenities, including supermarkets, a library, off-licenses, a post office, various pubs and restaurants, and a range of retail outlets. Local schools such as Kingsthorpe Village Primary School, Kingsthorpe Grove Primary School, and All Saints CEVA Primary School on Boughton Green Road are available. Secondary education can be found at Kingsthorpe Community College, also on Boughton Green Road.

Reception Hall 17'04 x 7'07 (5.28m x 2.31m)

Living Room 15'10 x 11'04 (4.83m x 3.45m)

Kitchen Area 16'08 x 12'08 (5.08m x 3.86m)

Dining Area 13' x 6'5 (3.96m x 1.96m)

Garden Room 24'06 x 13'08 (7.47m x 4.17m)

Utility Room 11'4 x 9'9 (3.45m x 2.97m)

Family Room 17'11 x 13' (5.46m x 3.96m)

Conservatory 13'05 x 7'11 (4.09m x 2.41m)

First Floor Landing 12'02 x 17'07 (3.71m x 5.36m)

Master Bedroom 14'09 x 11'04 (4.50m x 3.45m)

En-Suite 7'10 x 5'09 (2.39m x 1.75m)

Bedroom Two 13'11 x 13'01 (4.24m x 3.99m)

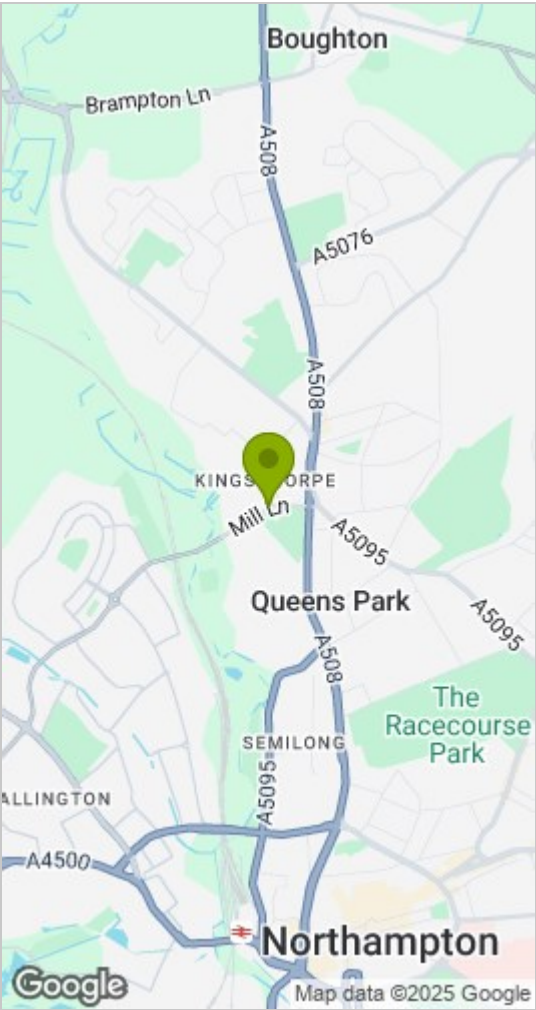
Bedroom Three 13'02 x 11'04 (4.01m x 3.45m)

Bedroom Four 8'01 x 7'07 (2.46m x 2.31m)

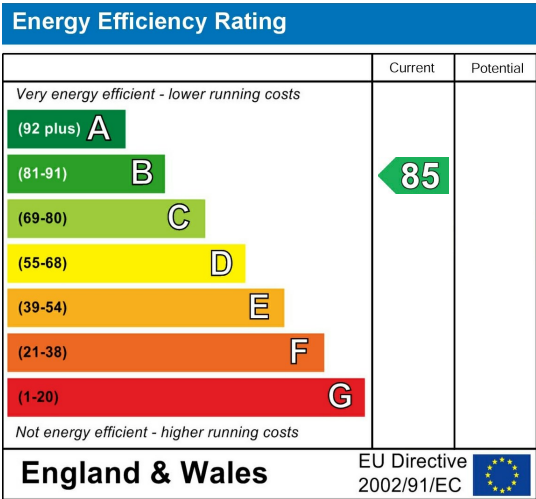
Bathroom 9'08 x 8'07 (2.95m x 2.62m)

Double Garage 17'05 x 14'08 (5.31m x 4.47m)

Area Map



Energy Efficiency Rating



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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