



192 Kingsthorpe Grove

, Northampton, NN2 6PD

£1,150 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH WITH YOU.

Available Immediately!

This well-presented family home is situated in the sought-after area of Kingsthorpe Grove. Offering spacious accommodation and a generous rear garden, early viewing is highly recommended to avoid missing out!



Unfurnished Accommodation: Entrance Hall, lounge, second reception room/dining room, kitchen, w/c, three double bedrooms, family bathroom and rear garden. No pets permitted. EPC rating D. council Tax Band B

Entrance to this property is gained via a white UPVC front door opening onto a small porch area. A further entrance door opens onto a large hallway which provides access to all rooms on the ground floor. Large living room offering a bay window overlooking the front of the property, wooden feature surround and gas fired radiator. Second reception room/dining room features a large bay window overlooking the rear garden. Newly fitted kitchen with a range of eye and base level cupboards and drawers, wood effect worktop, and tiled splashback, gas hob, electric oven, and extractor fan. Please note there is a dishwasher, washing machine and tumble dryer that come with the property however the landlord is not liable for repair or replacement of the items. Access to the rear garden is via a white UPVC door with frosted glass. WC with toilet and hand wash basin with a tiled floor.

Carpeted stairs rising to the first-floor landing. Bedroom one is a good size double located at the rear of the property with a window overlooking the garden. Bedroom two is also a double bedroom with bay window. Bedroom three is a small double. Family bathroom with three-piece bathroom suite including low-level toilet, hand wash basin, bath with electric shower, partially tiled, tiled floor, and heated towel rail.

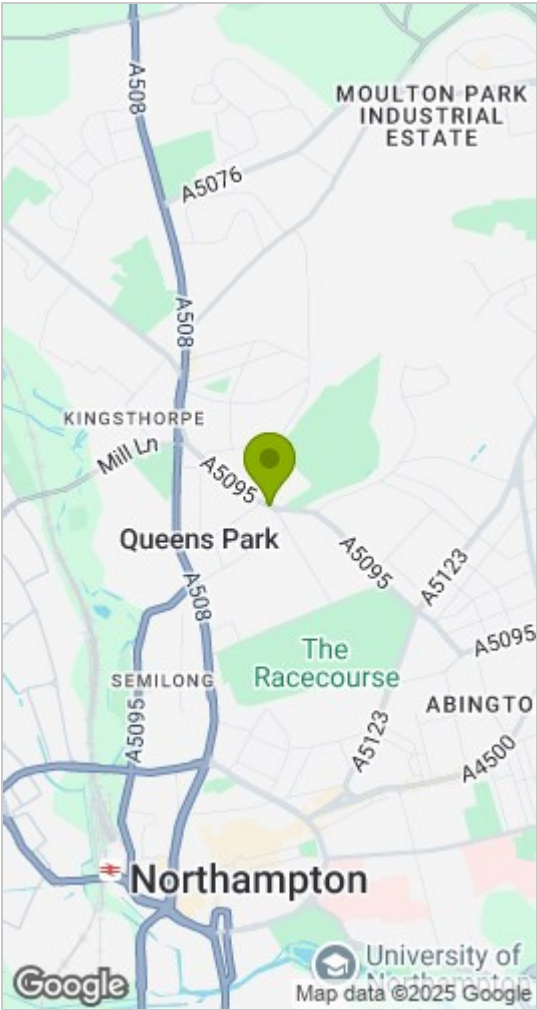
Externally the property benefits from a large low maintenance semiprivate rear garden with raised flowerbeds, access to rear brick-built storage that houses the dryer.

The property also benefits from a recent modernisation newly redecorated, newly fitted carpets to stairs landing and bedrooms, wood flooring throughout the remainder of the property, gas central heating and double glazing.

Early viewing is a must please email now to book your viewing.

- Porch 4'07 x 3'10 (1.40m x 1.17m)
- Entrance Hall 12'00 x 4'06 (3.66m x 1.37m)
- Lounge 14'10 x 12'03 (4.52m x 3.73m)
- Second reception Room/ Dining Room 15'03 x 9'03 (4.65m x 2.82m)
- Kitchen 16'07 x 5'08 (5.05m x 1.73m)
- W/C 7'11 x 2'09 (2.41m x 0.84m)
- Landing 8'09 x 8'07 (2.67m x 2.62m)
- Bedroom One 12'08 x 7'11 (3.86m x 2.41m)
- Bedroom Two 11'11 x 10'11 (3.63m x 3.33m)
- Bedroom Three 11'11 x 10'11 (3.63m x 3.33m)
- Bathroom 6' x 5'09 (1.83m x 1.75m)
- Garden 46'10 x 14'09 (14.27m x 4.50m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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