



## 192 Kingsthorpe Grove

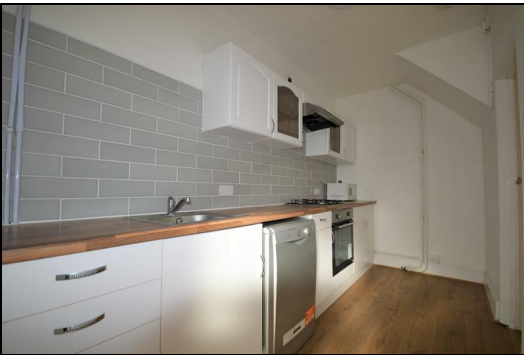
Northampton, NN2 6PD

£1,050 PCM



EMAIL US NOW TO BOOK A VIEWING!

Available Immediately! This recently refurbished family home is presented to the market located in the desirable location of Kingsthorpe Grove. Well-presented and offering spacious accommodation and a sizeable rear garden, an early viewing is highly advised to avoid disappointment!



Unfurnished Accommodation: Entrance Hall, lounge, second reception room/dining room, kitchen, w/c, three double bedrooms, family bathroom and rear garden. No pets permitted.

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.

**EPC rating D**

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)

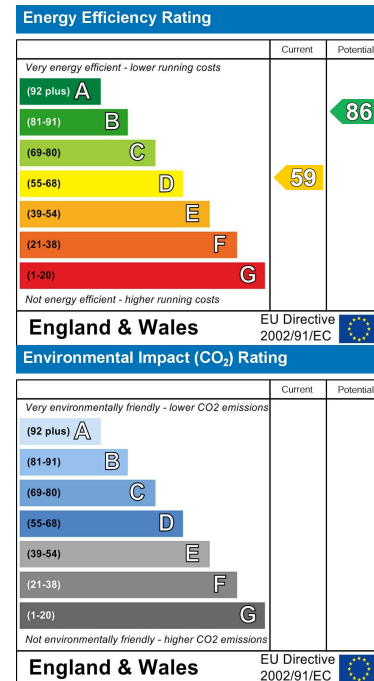
Bathroom 6' x 5'09 (1.83m x 1.75m)

Garden 46'10 x 14'09 (14.27m x 4.50m)

**Area Map**



**Energy Efficiency Graph**



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.

22 Bridge Street, Northampton, Northamptonshire, NN1 1NW

Tel: 01604 250066 Email: rentals@greenerrentals.com www.richardgreener.co.uk