



## 48 Gillsway

Kingsthorpe, Northampton, NN2 8HU

£1,275 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 to move into 23rd May 2026!!!!

A recently fully refurbished two-bedroom semi-detached bungalow, offering contemporary living in the sought-after Kingsthorpe area. Thoughtfully modernised throughout, this home combines stylish interiors with practical living spaces, making it an ideal choice for professionals, or small families.



Unfurnished Accommodation: Entrance Hall, Lounge, Two Bedrooms, Kitchen, Shower Room, Stone Storage Shed, 62ft rear garden and driveway parking. EPC - D. Council Tax Band -B.

Stepping inside, you are welcomed into a bright and elegant entrance hall, finished with modern panelling, setting the tone for the home's high-quality finish. The living area is filled in natural light, due to a large bay window, and wood-effect flooring that flows seamlessly through the entire property. This airy lounge provides a perfect spot to relax or entertain, enhanced by the property's neutral décor.

The newly fitted kitchen boasts white gloss cabinetry, wood-effect countertops, and modern appliances, including a gas hob and integrated washing machine. The stylish subway tile backsplash and large window overlooking the rear aspect add to its contemporary feel, while a part-glazed door leads out to the rear garden.

Both bedrooms are well-proportioned and inviting, offering versatility as either double bedrooms or a combination of a guest room and home office with large windows with fitted blinds. A Shower has been recently updated and features a shower enclosure, contemporary fixtures, and a sleek vanity unit, all complemented by subtle patterned wall panelling floor to ceiling.

Externally, the generous rear garden is a standout feature, with a mix of lawn, paved and decking areas. A large stone storage shed provide ample storage, while a well-maintained front driveway offers off-road parking for multiple vehicles.

Situated within walking distance of Kingsthorpe High Street, this home is perfectly placed for access to local cafés, restaurants, supermarkets, and excellent transport links. With its move-in ready condition and stylish interiors, this bungalow is a fantastic opportunity for those seeking a comfortable yet modern home.

Hall Way L-shaped 16'13 x 3'05 (4.88m x 1.04m)

Lounge 16'10 x 9'11 (5.13m x 3.02m)

Kitchen 7'10 x 7'03 (2.39m x 2.21m)

Bedroom One 16'00 x 10'01 (4.88m x 3.07m)

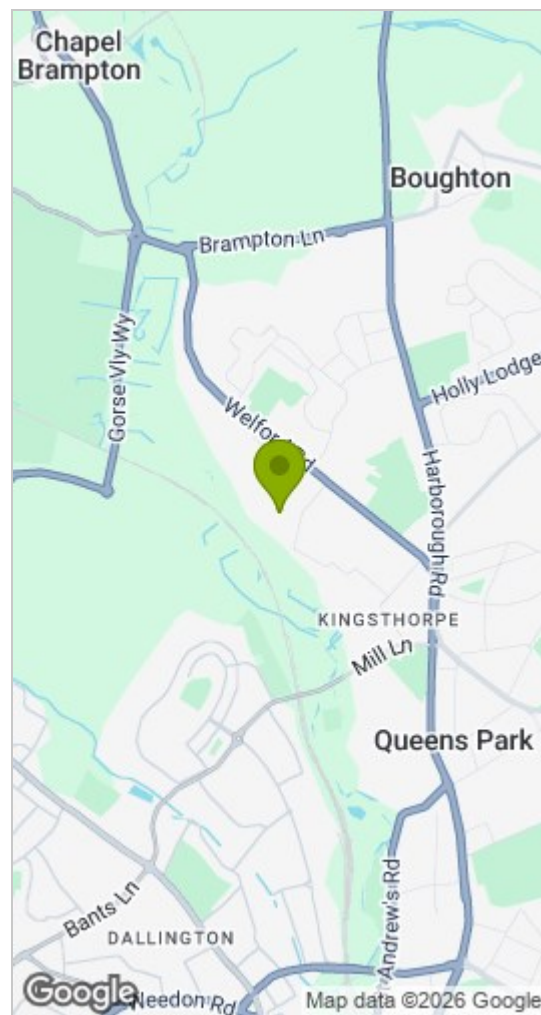
Bedroom Two 9'05 x 7'11 (2.87m x 2.41m)

Shower Room 7'11 x 4'09 (2.41m x 1.45m)


Stone Shed 7'04 x 5'06 (2.24m x 1.68m)

Garden 62'+ x 23'02 (18.90m+ x 7.06m)

## Area Map



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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