

9 Lincoln Street  
Kingsthorpe  
Northamptonshire  
NN2 6NR

£170,000



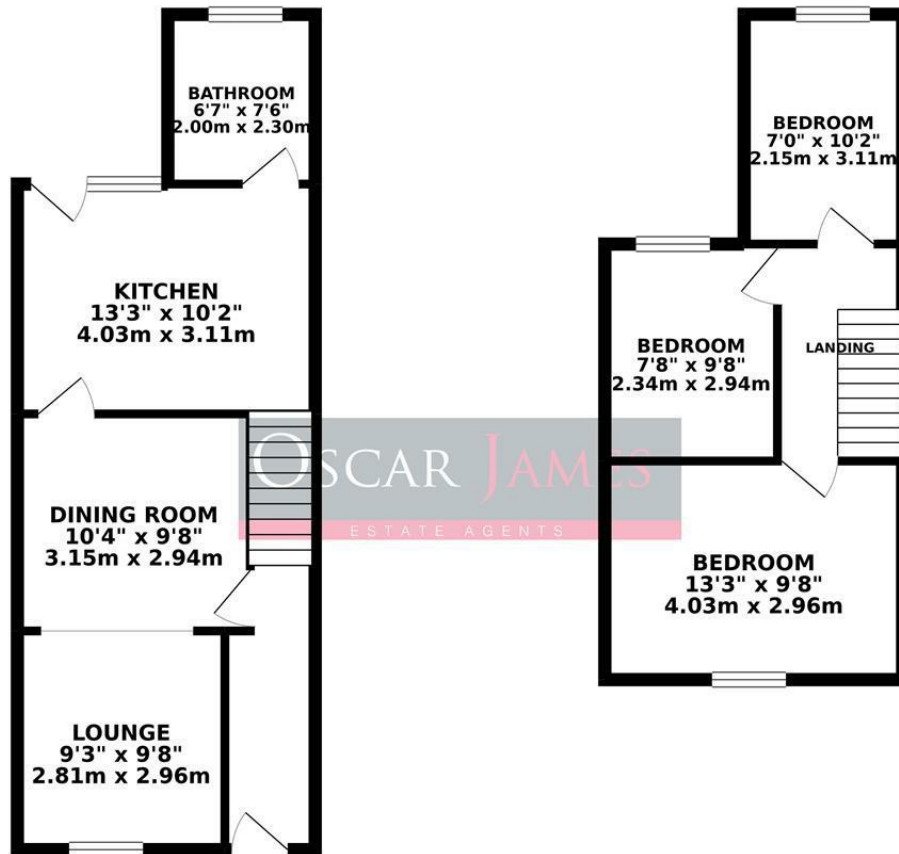
OSCAR JAMES

...expect excellence

# FLOOR PLANS

GROUND FLOOR 440.15 sq. ft.  
( 40.89 sq. m. )

1ST FLOOR 327.73 sq. ft.  
( 30.45 sq. m. )



TOTAL FLOOR AREA : 767.87 sq. ft. ( 71.34 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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## AT A GLANCE...



Open plan living/dining room



Kitchen with space for appliances



Three generous size bedrooms



Downstairs three piece bathroom suite



Enclosed rear garden



On street parking





## WHAT'S GREAT?

**\*\* Must view property \*\***

Oscar James are delighted to offer to the market this immaculate, two bedroom terrace property situated in Kingsthorpe.

This would make an excellent first time purchase or investment opportunity.

The property is nestled in a quiet street close to local shops and has regular bus links into Northampton town centre.

The generous size accommodation comprises; welcoming entrance hall,

open plan living/dining room, kitchen with space for appliances and a modern bathroom suite.

To the first floor you will find two generous size double bedrooms and a further single.

The enclosed rear garden is mainly laid to lawn with fence surround and patio area.

To arrange your internal viewing, please call sole selling agents Oscar James on 01604 622722 today!

...expect excellence





# SELLER'S SECRET

We have loved living in our spacious home and enjoyed the convenient location. Being so close to Waitrose and local bus routes is brilliant!



*Why we like it....*

This is one superb property. View it and you won't be disappointed!

## OSCAR JAMES

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To buy or not to buy....

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