

**45A Manor Road  
Kingsthorpe  
NORTHAMPTON  
NN2 6QJ**

**O.I.R.O £450,000**



- **DESIGNED BY 'TAD DOBRASZCZYK'**
- **FOUR STOREY**
- **EN SUITE TO MASTER**
- **UNDER FLOOR HEATING**
- **NO CHAIN**

- **FOUR BEDROOMS**
- **GARAGE**
- **UPVC DOUBLE GLAZED**
- **TWO RECEPTION ROOMS**
- **ENERGY EFFICIENCY RATING: D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Nestled in the charming Kingsthorpe Village, this modern semi-detached house on Manor Road offers a delightful blend of comfort and style. With four spacious bedrooms, this property is perfect for families or those seeking extra space. The well-presented interior boasts two inviting reception rooms, ideal for both relaxation and entertaining guests.

The house features two bathrooms, ensuring convenience for all occupants. Spanning four storeys, this home provides ample room for living and storage, making it a practical choice for modern living. The design, crafted by the talented 'Tad Dobraszczyk', showcases contemporary aesthetics while maintaining a warm and welcoming atmosphere.

For those with vehicles, the property includes a garage for additional storage or secure parking. The location in Kingsthorpe Village offers a pleasant community feel, with local amenities and green spaces nearby, making it an ideal setting for families and professionals alike.

This property is not just a house; it is a home that promises comfort and convenience in a sought-after area. Don't miss the opportunity to make this splendid residence your own.

## **Ground Floor**

### **Entrance Hall**

Tiled flooring, stairs leading down to basement level, stairs to first floor, radiator, two UPVC double glazed windows to front.

### **Lounge**

15'8" x 13'11" (4.79 x 4.25)

Feature fireplace, radiator, two UPVC double glazed windows to rear.

## **Basement Level**

### **Kitchen/Breakfast Room**

15'7" max x 12'8" (4.77 max x 3.87)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, fitted electric hob with extractor fan above, electric twin ovens, under floor heating, tiled flooring, two UPVC double glazed windows to rear, doors to:

### **Dining Room**

15'10" x 9'3" (4.85 x 2.84)

Under floor heating, double glazed bifold doors to rear.

### **Utility Room**

Floor standing cupboards with worktop above, cupboard housing boiler, UPVC double glazed door to side:

### **Cloakroom**

Suite comprising low level w.c, hand wash basin, under floor heating, UPVC double glazed window to side, tiled flooring.

## **First Floor**

### **First Floor Landing**

Stairs leading to 2nd floor landing, two UPVC stain glass windows to front, doors to:

### **Bedroom One**

14'5" x 11'5" (4.40 x 3.48)

Radiator, Three UPVC double glazed windows to rear, doors to:

### **En Suite Shower Room**

Suite comprising large walk in shower with Digital controlled shower unit above, hand wash basin, low level w.c, tiled flooring with under floor heating, tiled splash areas, built in airing cupboard, UPVC double glazed window to rear.

### **Bedroom Two**

10'9" x 9'4" (3.38 x 2.86)

Radiator, UPVC double glazed window to front.

### **Bathroom**

11'0" x 6'4" (3.37 x 1.94)

Large modern suite comprising twin size bath unit with Digital controlled shower unit above, hand wash basin, low level w.c, tiled flooring with under floor heating, tiled splash areas. heated towel rail, two UPVC double glazed stain glass windows to front.

### **Second Floor**

#### **Second Floor Landing**

Built in storage cupboard, doors to:

#### **Bedroom Three**

14'4" x 9'1" (4.39 x 2.79)

Radiator, double glazed Velux window to side.

#### **Bedroom Four**

9'4" x 9'1" (2.86 x 2.79)

Radiator, double glazed Velux window to side.

### **Toilet**

Suite comprising low level w.c, hand wash basin, tiled splash areas, heated towel rail, double glazed window to side.

### **Externally**

#### **Front Garden**

Brick built steps leading to front door, block paved area in front of garage.

#### **Garage**

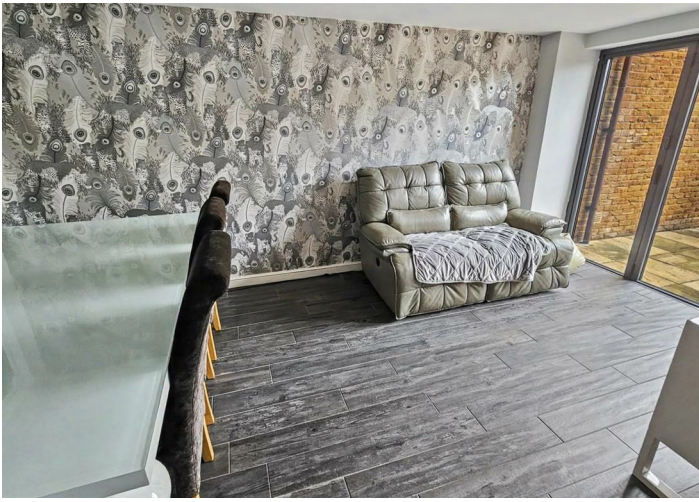
Integral single garage with up and over doors, power and lighting connected, UPVC double glazed window to rear.

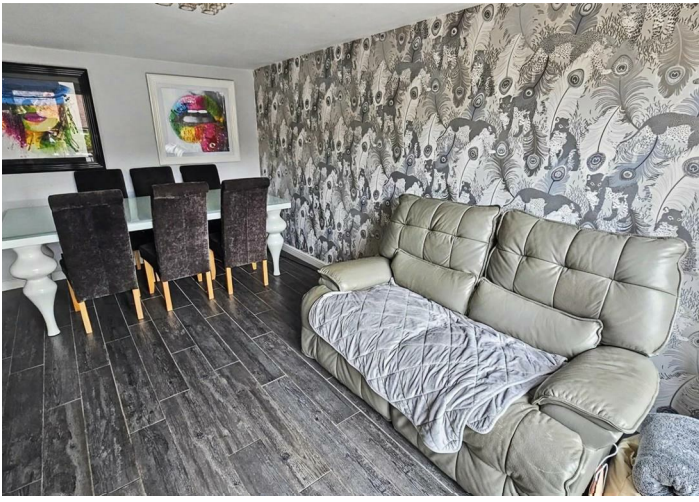
#### **Rear Garden**

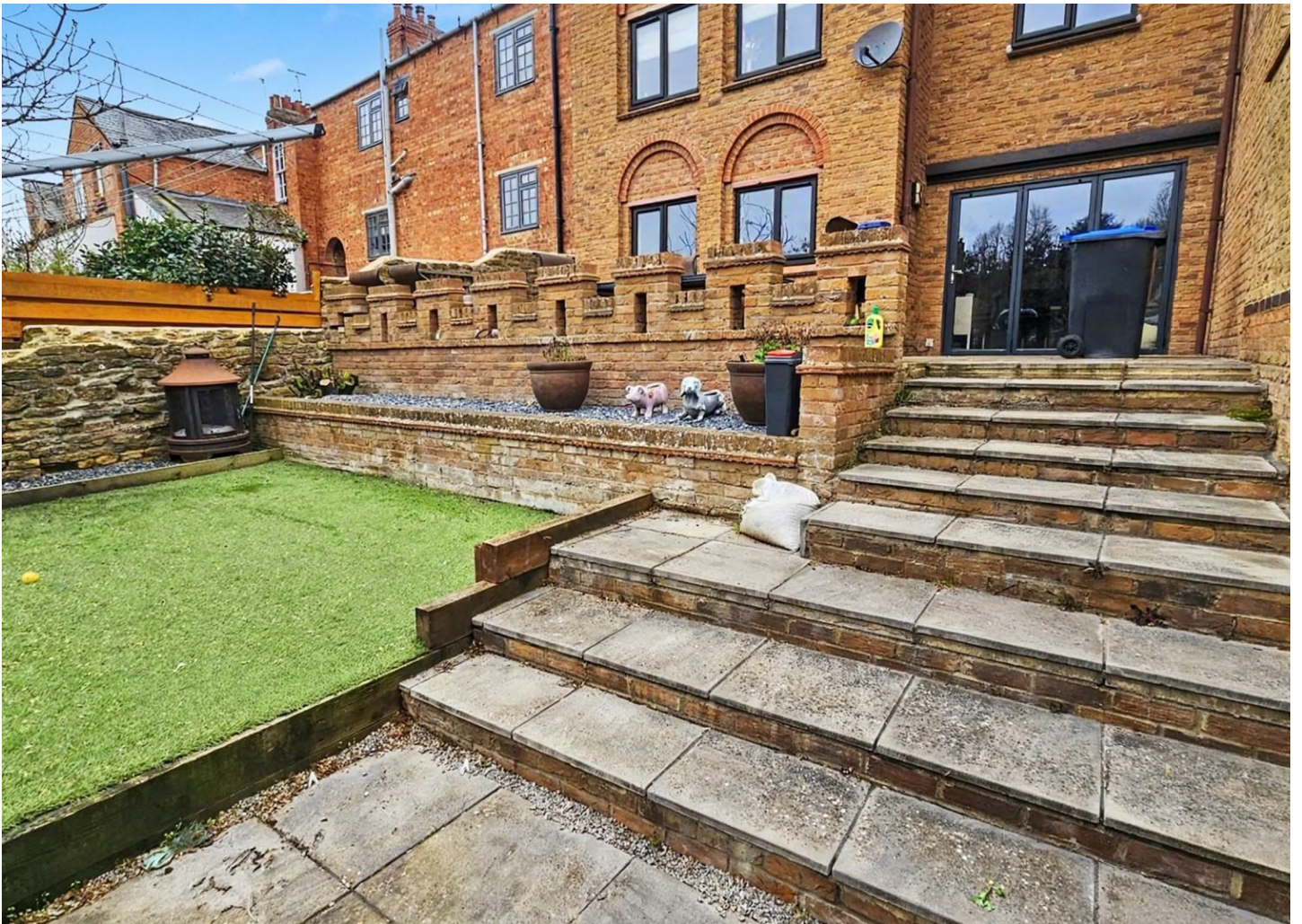
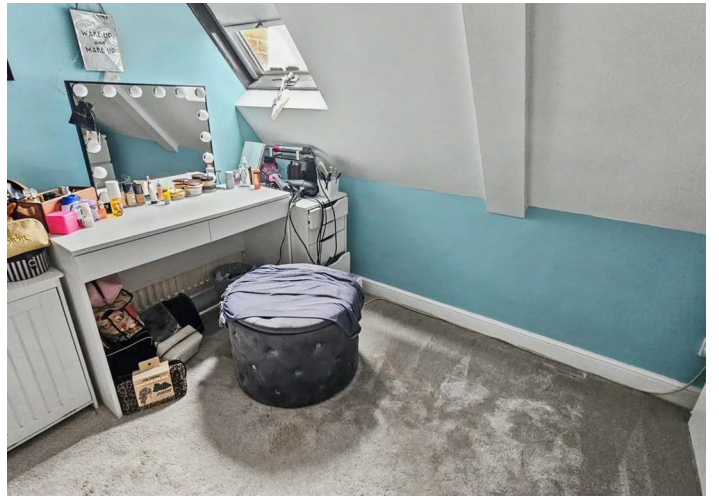
Large paved patio area surrounded by brick dwarf wall, steps down to secondary paved patio area, artificial lawn, side gated access.

### **Agents Notes**

West Northampton Council Tax Band: E





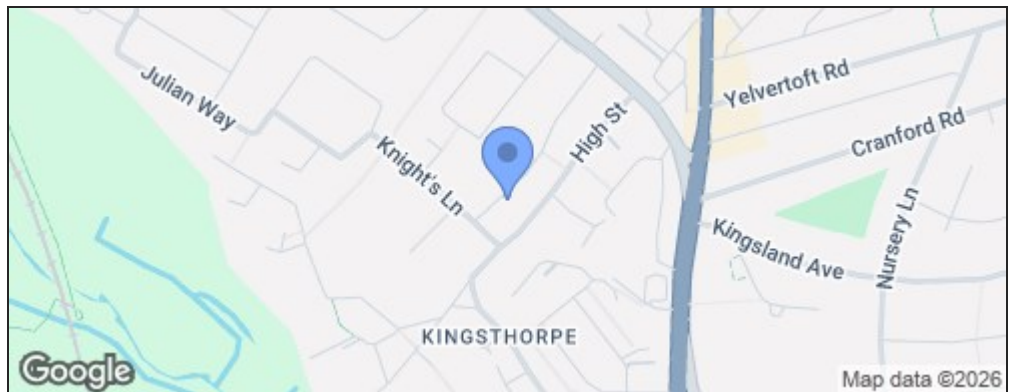




TOTAL FLOOR AREA : 1547 sq.ft. (143.7 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	74
(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		



### Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.