

**57 Raeburn Road  
Kingsley  
NORTHAMPTON  
NN2 7ET**

**£225,000**



- MID-TERRACED HOUSE
- MODERN KITCHEN
- RADIATOR HEATING
- NO CHAIN

- TWO LARGE BEDROOMS
- MODERN BATHROOM
- GOOD SIZE GARDEN
- ENERGY EFFICIENCY RATING: D

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A two bedroom home offered for sale with no onward chain. The property is in good order throughout and benefits from a modern kitchen, modern upstairs bathroom, radiator central heating and Upvc double glazing. Large rear garden.

## **Ground Floor**

### **Entrance Hall**

Entry through UPVC partly glazed door, two windows to front aspect, stairs rising to first floor, coat hanging rack, thermostat for heating system, laminate flooring.

### **Lounge**

15'10" x 10'10" max (4.85 x 3.32 max)

Brick fireplace with marble hearth, recesses to side of chimney breast, cupboard housing electric meter, laminate flooring, radiator, windows to front and rear elevations.

### **Kitchen**

10'11" x 7'8" max (3.33 x 2.35 max)

Fitted in cream coloured wall and base mounted units, roll top work surface space, single drainer stainless steel sink unit, built in single electric oven, inset gas hob with extractor fan over, half tiling to walls, laminate flooring, radiator, window to front elevation, under stairs storage cupboard, further cupboard housing gas fired central heating boiler.

### **Utility Area**

Plumbing for washing machine, roll top work surface space, window overlooking rear garden.

### **Rear Lobby**

Partly glazed UPVC door to rear garden, storage cupboard.

## **First Floor**

### **Landing**

Access to loft area, storage cupboards, window overlooking rear garden.

### **Bedroom One**

15'11" x 10'11" max (4.86 x 3.35 max)

Feature fireplace, cupboards to side of chimney breast, further over stairs cupboard, radiator, windows to front and rear elevations.

### **Bedroom Two**

9'8" x 9'8" (2.95 x 2.95)

Over stairs storage shelving, radiator, window to front elevation.

### **Bathroom**

Three piece suite of panel bath with mixer shower, pedestal wash hand basin with tiled splash backs, close coupled W/C, full height tiling to bath and shower area, radiator, frosted window to rear elevation.

## **Externally**

### **Front Garden**

Gravelled areas to the side of concrete pathway, gated access. The front garden is enclosed by a low level brick retaining wall.

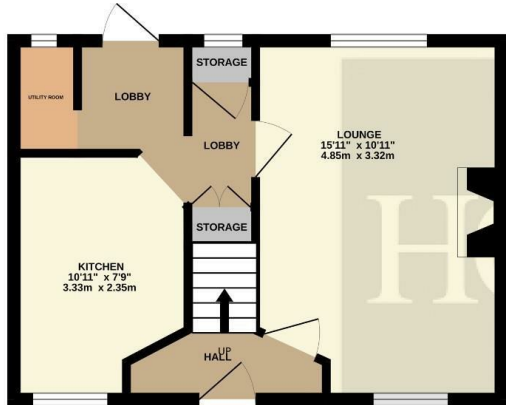
**Rear Garden**

Paved patio area enclosed by medium height fencing, steps down to lawn. The rear garden is fully enclosed by fencing to all sides and has a further area beyond the rear fence. Shared alleyway to front.

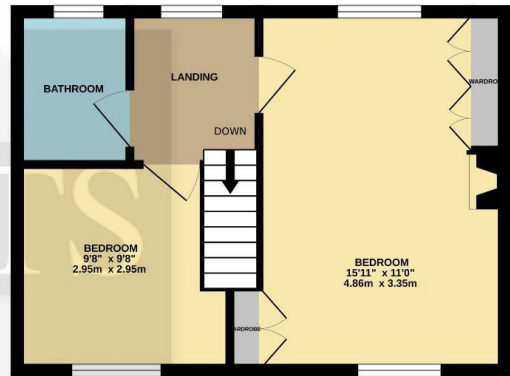
**Agents Notes**

Council Tax Band: A

GROUND FLOOR

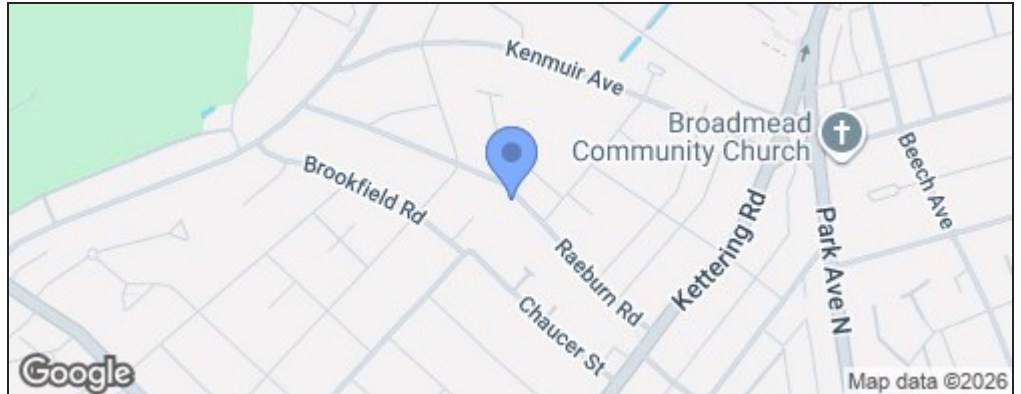


1ST FLOOR



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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 firms employment has the authority to make or give any representation or warranty in respect of the property.