

**27 Dixon Road  
Kingsthorpe  
NORTHAMPTON  
NN2 8XE**

**£350,000**



- **AVAILABLE START OF FEBRUARY**
- **ENSUITE**
- **SOUTH FACING REAR GARDEN**
- **SOUGHT AFTER AREA**

- **THREE DOUBLE BEDROOMS**
- **STUNNING KITCHEN**
- **DOWNSTAIRS CLOAKROOM**
- **ENERGY EFFICIENCY RATING: D**

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his beautifully presented detached family home is situated on a generous plot in a highly sought after residential area, offers spacious and well maintained accommodation. The ground floor comprises an entrance hall, a downstairs cloakroom, a lounge with a bay window, and an open plan kitchen/diner with fitted appliances. Upstairs, there is a spacious landing, three double bedrooms, including the main bedroom with fitted wardrobes and an en-suite shower room, along with a well appointed principal bathroom. Outside, the property features ample off road parking, a garage, and a fully enclosed, landscaped south facing rear garden. Additional features such as double glazing and gas radiator central heating ensure comfort throughout the year.

## **Ground Floor**

### **Entrance Hall**

Approached via entrance door, stairs rising to first floor, storage cupboard, radiator, door to;

### **Cloakroom/WC**

Window to the side aspect, modern white suite comprising, mounted wash hand basin with tiled splash backs, low level wc, tiled floor, radiator.

### **Lounge**

14'0" excluding bay x 11'3" (4.28m excluding bay x 3.44m)

Bay window to the front aspect, fireplace with gas fire, two radiators, TV point.

### **Kitchen/Dining Area**

23'6" x 11'7" max reducing to 8'3" (7.18m x 3.54m max reducing to 2.52m)

Double doors and two windows to the rear aspect, door to the side aspect, one and a half bowl sink unit set into a modern range of base units with wooden work surfaces over, tiled splash backs, matching wall mounted units, built in oven and hob with extractor hood over, integrated dishwasher, fridge and freezer, tiled floor to the kitchen area.

## **First Floor**

### **Spacious Landing**

Window to the side aspect, airing cupboard, loft access to roof space, doors to;

### **Bedroom One**

11'6" x 10'7" (3.52m x 3.25m)

Window to the front aspect, coving, radiator, access to area with fitted wardrobes leading to;

### **Ensuite**

Window to the front aspect, modern suite comprising, low level wc, wash hand basin, quadrant shower cubicle, extractor fan, tiled floor.

### **Bedroom Two**

11'10" x 10'9" (3.61m x 3.29m)

Window to the rear aspect, radiator.

### **Bedroom Three**

12'7" x 7'6" (3.84m x 2.31m)

Window to the rear aspect, radiator.

### **Bathroom**

Window to the side aspect, low level wc, wash hand basin with tiled splash backs, side panelled bath with mixer tap with shower attachment, glass shower screen and tiled walls, radiator, tiled floor.

## **Externally**

### **Front Garden**

Driveway providing ample off road parking.

### **Rear Garden**

Fully enclosed south facing landscaped rear garden, lawn area, two patio areas, pond, pagoda, well stocked with a variety of flowers and shrubs, gated side access.

### **Agents Notes**

West Northamptonshire Council

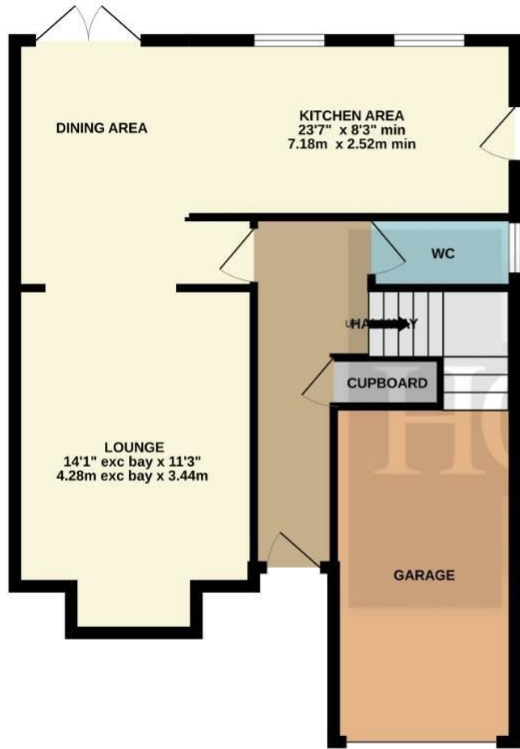
Council Tax Band: E

Stock photos used as currently tenanted

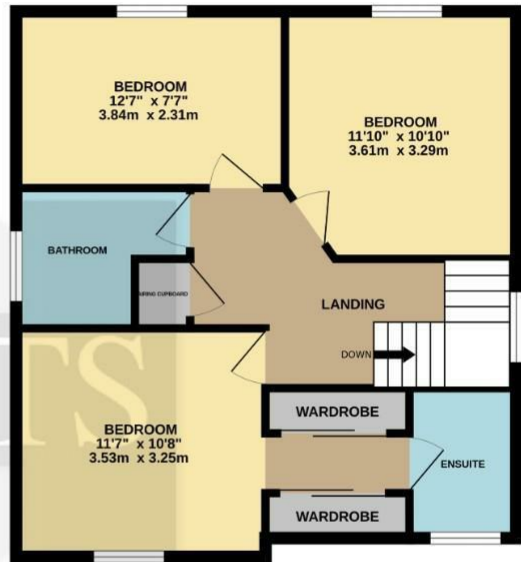




GROUND FLOOR

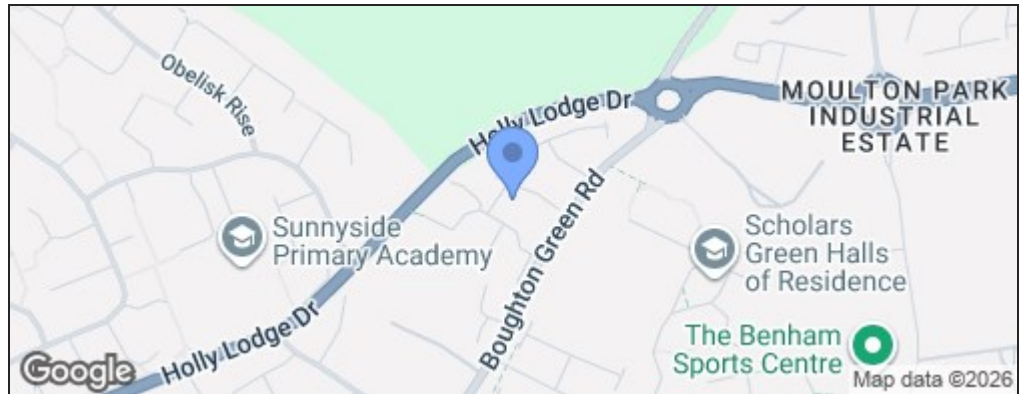


1ST FLOOR



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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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.