

**27 Kingsway
Kingsthorpe
NORTHAMPTON
NN2 8HD**

£350,000



- **SUBSTANTIALLY EXTENDED SEMI-DETACHED**
- **OPEN PLAN KITCHEN/DINING/FAMILY ROOM**
- **PLOT MEASURING APPROX QUARTER OF AN ACRE**
- **OFF ROAD PARKING & GARAGE**
- **THREE BEDROOMS**
- **UTILITY ROOM & DOWNSTAIRS WC**
- **EXCELLENT CONDITION**
- **ENERGY EFFICIENCY RATING : TBC**

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A truly stunning, substantially extended semi detached property, situated in this highly sought after part of Kingsthorpe with a plot measuring approximately a quarter of an acre. With the downstairs accommodation comprising of an entrance hall, cozy lounge, a vast open plan kitchen/dining/family room featuring underfloor heating and bi-fold doors to the garden, a utility room, and a downstairs wc. To the first floor are three bedrooms and a bathroom. Externally to the front is a block paved driveway leading to an integral garage with electric door, while the highly generous rear garden starts with a raised patio area with glass balustrade, leading onto steps taking you to another patio area, a large lawn area, with a further secluded garden set to the rear with various trees and flowers, beyond this is a fenced off storage area with rear gated access via a service path. The property also benefits from UPVC and aluminium double glazing, and gas central heating.

Ground Floor

Entrance Hall

Enter via UPVC door, stairs rising to first floor, under stairs storage, Karndean flooring, radiator.

Lounge

17'5" into bay x 10'6" (5.33 into bay x 3.21)

Bay UPVC window to front aspect, feature gas fireplace, radiator.

Kitchen / Dining / Family Room

26'4" x 24'4" max (8.03 x 7.42 max)

Aluminium window and bi-fold doors to rear aspect, four Velux windows, a range of wall and base units with roll top work surfaces, stainless steel one and a half sink and drainer, five ring induction hob, oven/grill, oven/microwave, warming drawer, dishwasher, space for large fridge/freezer, central island with breakfast bar, complementary tiling, Karndean flooring with underfloor heating.

Utility Room

8'5" x 6'9" max (2.59 x 2.06 max)

Wall units with roll top work surface under, space for various appliances, wall mounted combination boiler, Karndean flooring, radiator.

Downstairs WC

Low level wc, sink unit with storage under, complementary tiling, chrome heated towel rail.

First Floor

Landing

UPVC window to sider aspect, loft access.

Bedroom One

13'10" x 10'1" (4.23 x 3.09)

Bay UPVC window to front aspect, fitted wardrobes, radiator.

Bedroom Two

10'5" x 10'1" (3.19 x 3.08)

UPVC window to rear aspect, fitted wardrobe, radiator.

Bedroom Three

7'6" x 6'0" (2.29 x 1.85)

UPVC window to rear aspect, radiator.

Bathroom

6'10" x 6'0" (2.09 x 1.83)

Obscure UPVC window to front aspect, bath unit with shower over, low level wc, pedestal wash hand basin, complementary tiling, chrome heated towel rail.

Externally**Front Garden**

Block paved offering off road parking, enclosed by low wooden fencing.

Rear Garden

Raised patio with steps leading to lower patio, lawn area with various flowers and shrubs, wooden shed, further garden area with a variety of trees and flowers, fencing with gate leading to storage area to the rear, with gated rear access via a pedestrian service road, enclosed by wooden fencing and brick walls.

Agents Notes

Local Authority: West Northamptonshire

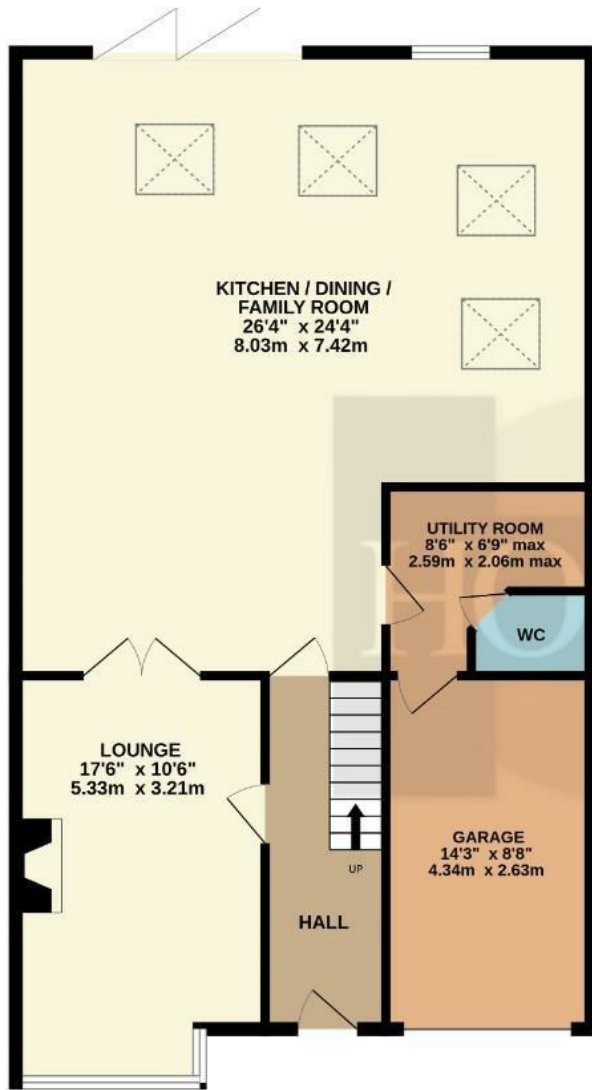
Council Tax Band: C



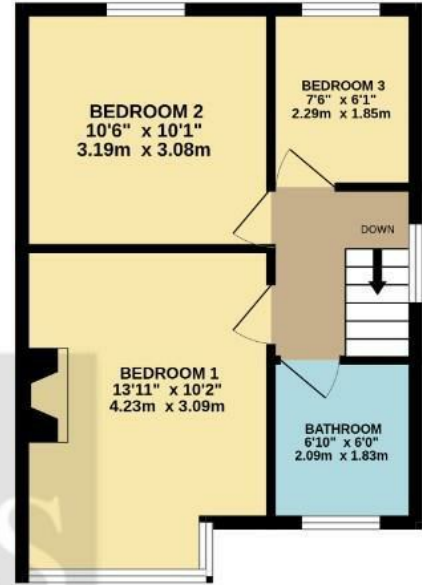




GROUND FLOOR
1016 sq.ft. (94.4 sq.m.) approx.



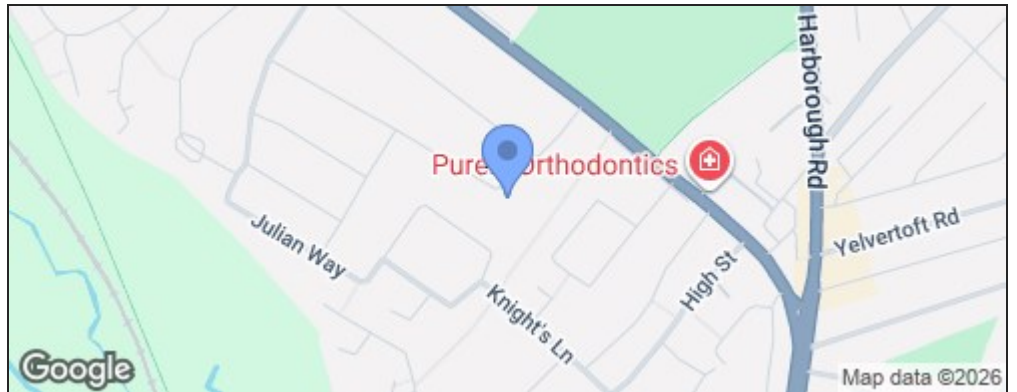
1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1388 sq.ft. (129.0 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.