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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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
109'6" x 9'4" (33.38 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.

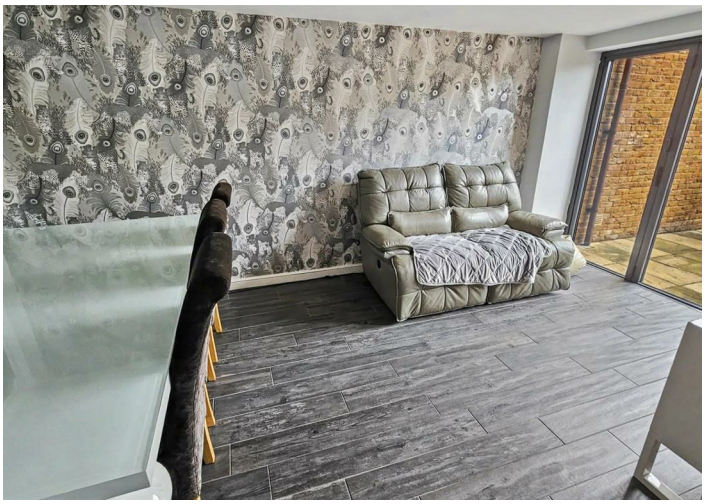
Externally

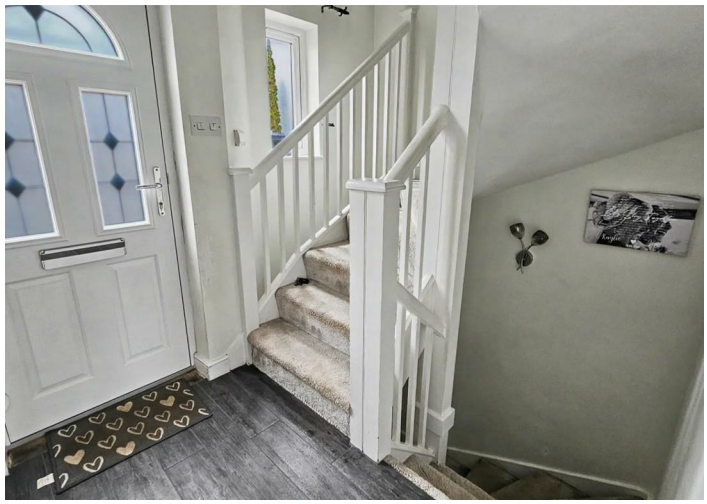
Front Garden
Brick built steps leading to front door, block paved area in front of garage.

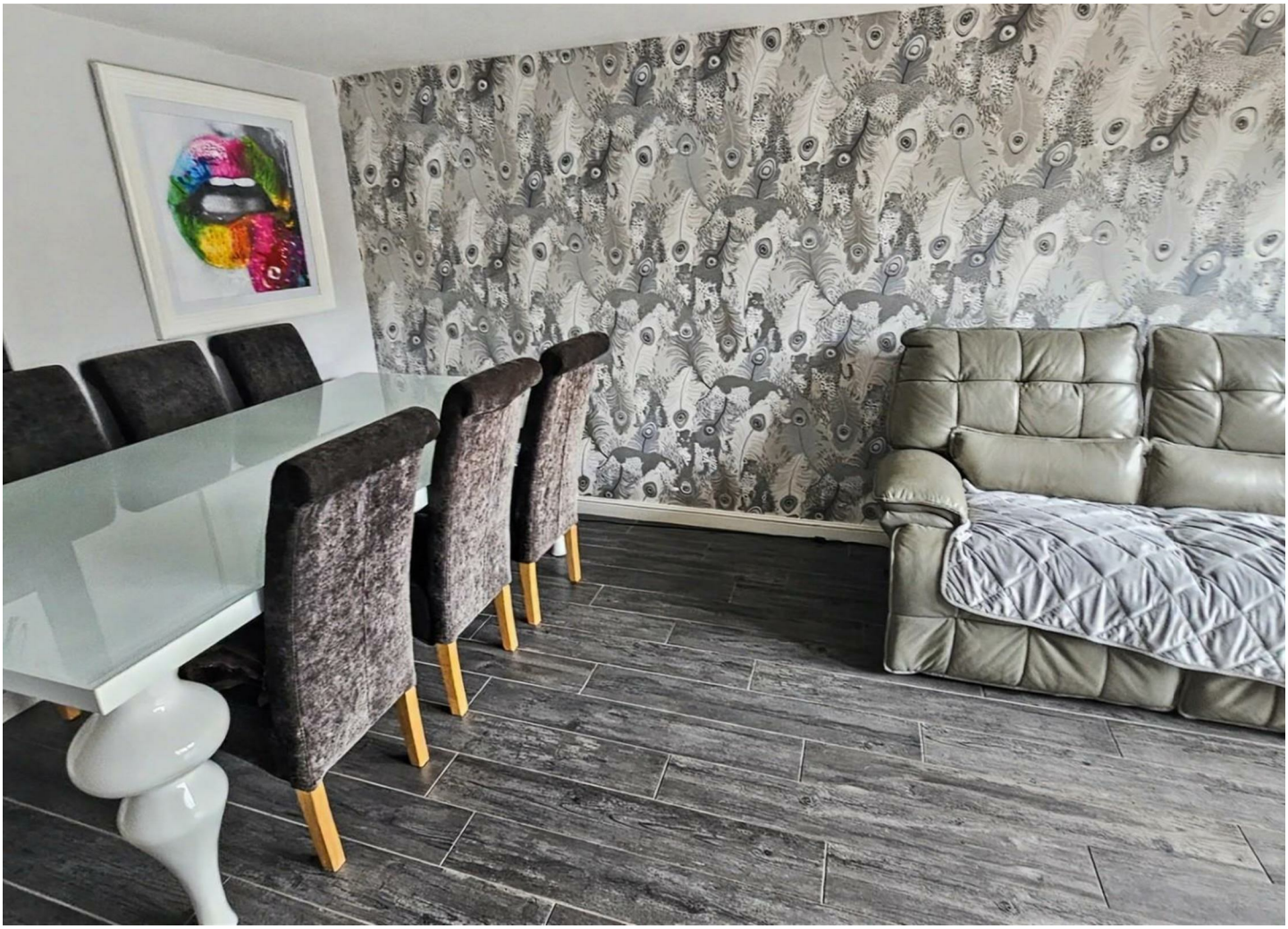
Garage
Integral single garage with up and over doors, power and lighting connected, UPVC double glazed window to rear.

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

Agents Notes
West Northampton Council Tax Band: E







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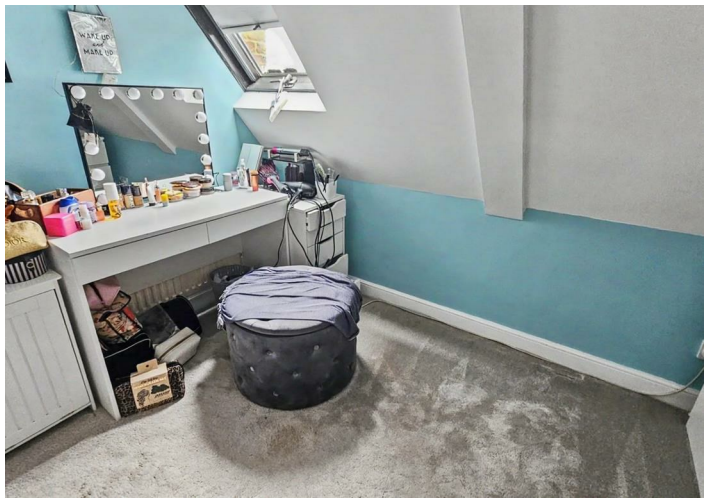

TOTAL FLOOR AREA : 1547 sq.ft. (143.7 sq.m.) approx.

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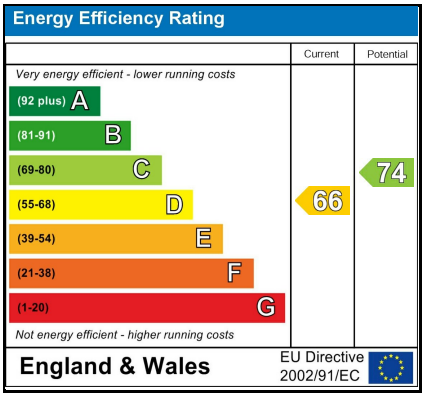

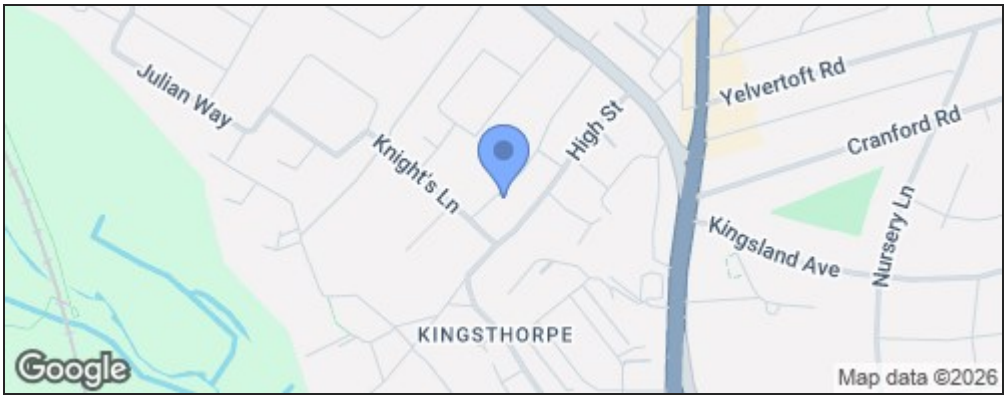

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