15 Junction Road
Kingsley
NORTHAMPTON
NN2 7JQ

£275,000









- SPACIOUS THREE BEDROOM HOME
- PRINCIPAL BEDROOM WITH EN-SUITE
- GROUND FLOOR CLOAKROOM
- LANDSCAPED REAR GARDEN
- ACCOMMODATION OVER THREE FLOORS
- IMPRESSIVE KITCHEN/DINING ROOM
- UNDERFLOOR HEATING TO GROUND FLOOR
- ENERGY EFFICIENCY RATING: B

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A spacious three bedroom three storey home built in 2016 and situated in the popular Kingsley area of Northampton, close to the Racecourse and local amenities. The accommodation extends to approximately 1,058 sq ft and includes a good size sitting room, impressive kitchen/dining room, ground floor cloakroom, two double bedrooms and family bathroom to the first floor, with a principal bedroom and en-suite occupying the second floor. Further benefits include underfloor heating to the ground floor, double glazing and an enclosed landscaped rear garden.

Ground Floor

Entrance Hall
Entrance door with further door leading into the sitting room.

Sitting Room
17'8" x 12'1" (5.4 x 3.7)
A spacious reception room with window to the front aspect, underfloor heating, stairs rising to the first floor and door leading to the inner hallway.

Inner Hallway
Doors to the cloakroom and kitchen/dining room.

Cloakroom
Fitted with a white suite comprising low level WC and wash hand basin.

Kitchen/Dining Room
19'4" x 12'1" (5.9 x 3.7)
An impressive open plan kitchen/dining room extending across the rear of the property. The kitchen is fitted with a range of contemporary wall and base level units with work surfaces over and incorporates a selection of integrated appliances. There is ample space for a dining table and chairs, underfloor heating and French doors opening onto the rear garden.

First Floor

Landing
Stairs rising to the second floor and doors to two bedrooms and the family bathroom.

Bedroom Two
12'1" x 11'5" (3.7 x 3.5)
A good size double bedroom with window to the front aspect and radiator.

Bedroom Three
9'10" x 9'2" (3.0 x 2.8)
A further double bedroom with window overlooking the rear garden and radiator.

Family Bathroom
Fitted with a white three piece suite comprising panelled bath with shower over, low level WC and wash hand basin. Tiling to splash areas and radiator.

Second Floor

Landing
Door leading to bedroom one.

Bedroom One
17'0" x 12'1" (5.2 x 3.7)
An impressive principal bedroom occupying the second floor with window to the front aspect, radiator and door leading to the en-suite.

En Suite
Fitted with a white suite comprising shower enclosure, low level WC and wash hand basin. Tiling to splash areas and radiator.

Externally

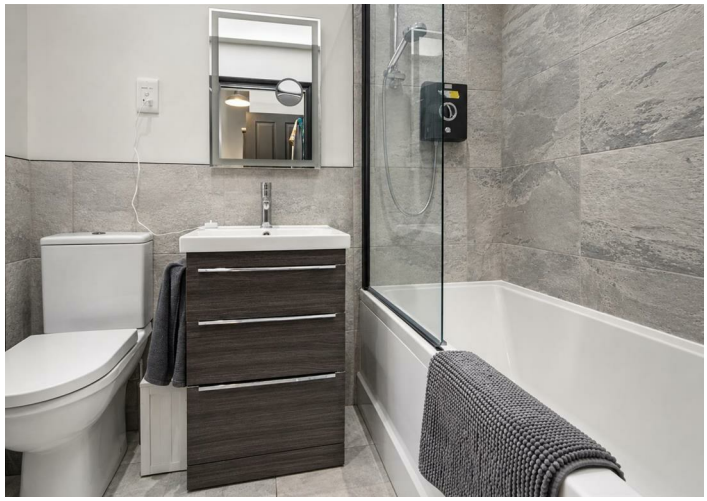
Rear Garden
The enclosed rear garden has been landscaped with a paved patio seating area immediately adjoining the property leading onto a lawn, with further seating area and gated side access.

Agents Notes
Council Tax Band: B







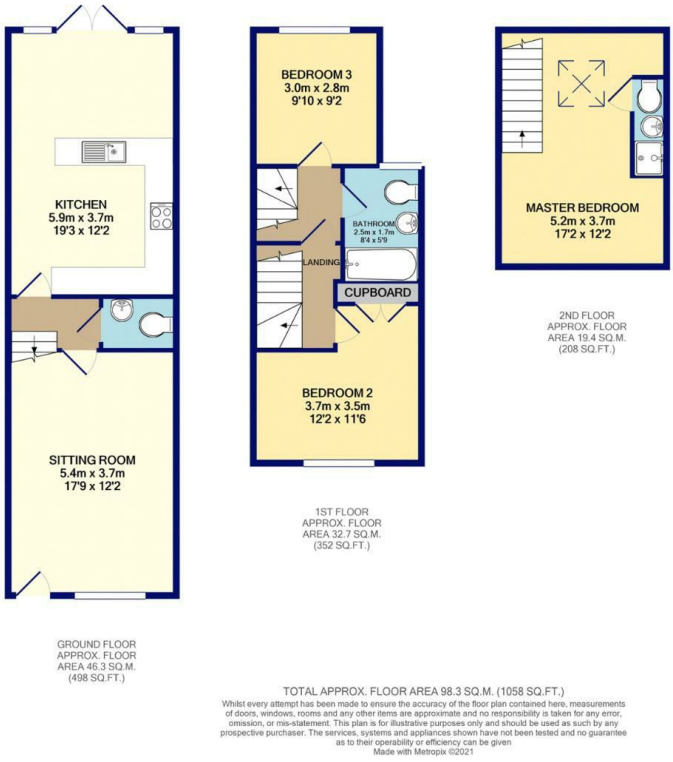


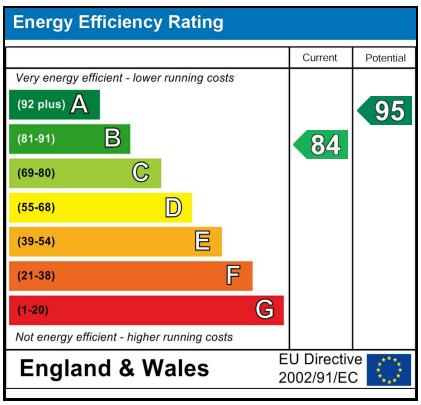


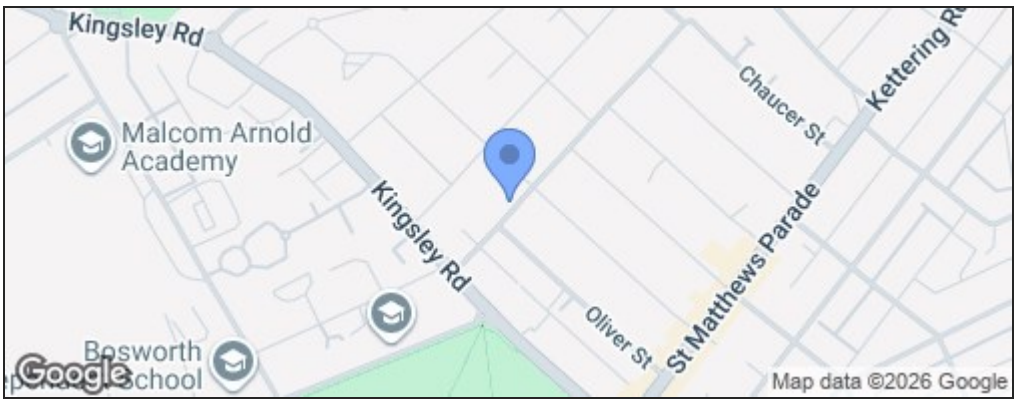












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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must 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.