

**41 Grovebury Dell  
Kingsthorpe  
NORTHAMPTON  
NN2 8QP**

**£1,200 Per Month**



- **AVAILABLE NOW**
- **KITCHEN WITH APPLIANCES**
- **RADIATOR HEATING**
- **COUNCIL TAX BAND: B**

- **TWO BEDROOM HOUSE**
- **GODD ORDER THROUGHOUT**
- **UPVC DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING: C**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\*Available Now\*\*** A well-maintained two-bedroom terraced home located in the popular Kingsthorpe area of Northampton. The property offers a comfortable lounge, a fitted kitchen with integrated appliances, a recently replaced first-floor shower room, gas radiator central heating and UPVC double glazing.

To the front of the property is block-paved off-road parking for one car. The rear garden is fully enclosed and paved, with the added benefit of rear pedestrian access. **\*\*Unfurnished\*\***

### **Entrance Porch**

Entry via partly glazed upvc door. Glazing to the front and side elevations. Tiled floor. Coat hanging rack. Cupboard housing fuseboard.

### **Lounge**

13'7" x 11'8" (4.16 x 3.58)

Laminate flooring. Radiator. Stairs rising to the first floor. Window to front elevation.

### **Kitchen**

13'7" x 9'0" (4.16 x 2.76)

Fitted with base and wall-mounted cupboards. Work surface space. Inset one and a half bowl stainless steel sink and drainer unit. Inset gas hob with extractor hood over. Built-in one and a half electric oven. Integrated fridge and freezer. Integrated washing machine. Integrated dishwasher. Half tiling to walls. Laminate flooring. Radiator. Frosted partly glazed upvc door to rear garden. Window to rear elevation.

### **First Floor Landing**

Storage cupboard. Access to the loft area.

### **Bedroom One**

13'7" x 8'8" (4.16 x 2.66)

Overstairs storage cupboard. Radiator. Window to front elevation.

### **Bedroom Two**

9'1" x 6'11" (2.79 x 2.11)

Overstairs storage cupboard. Radiator. Window overlooking rear garden.

### **Shower Room**

Three-piece suite to comprise: shower cubicle, wash hand basin with vanity unit below and mirror above, and a close-coupled W.C. Heated chrome towel rail. Recessed spotlights to the ceiling. Laminate flooring. Frosted window to rear elevation.

### **Externally**

#### **Front Garden**

Block paved driveway providing off-road parking for one vehicle.

#### **Rear Garden**

Paved rear garden, which is split-level and enclosed by timber panel fencing. Outside cold water tap. Gated rear pedestrian access.

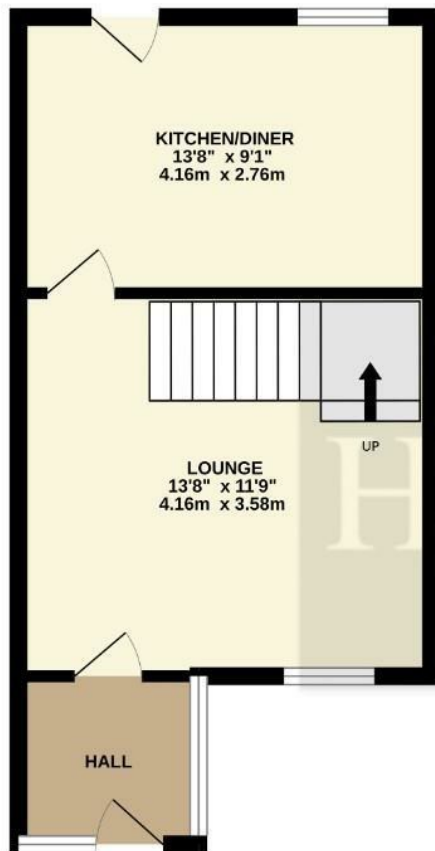
### **Agents Notes**

Council Tax Band: B

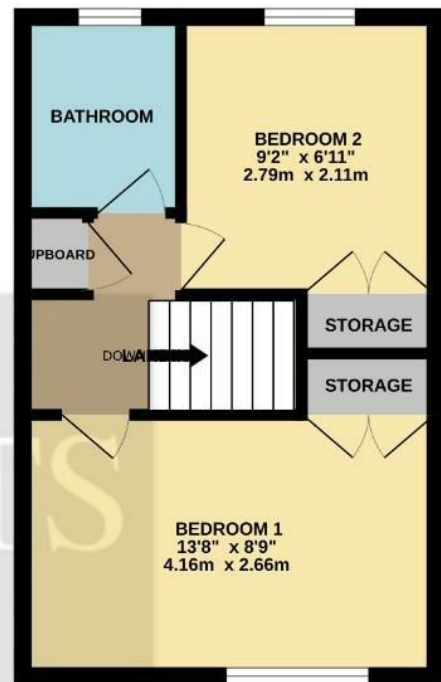
**\*\*HOLDING DEPOSIT\*\***

The equivalent of 1 weeks' rent as holding deposit will be taken to secure the property. This payment will be taken upon the offer being accepted. Should the offer be declined, no payment will be taken. If the references return as acceptable, this will be deducted from the deposit upon move in. Should the references fail, this amount is non-refundable.

GROUND FLOOR



1ST FLOOR

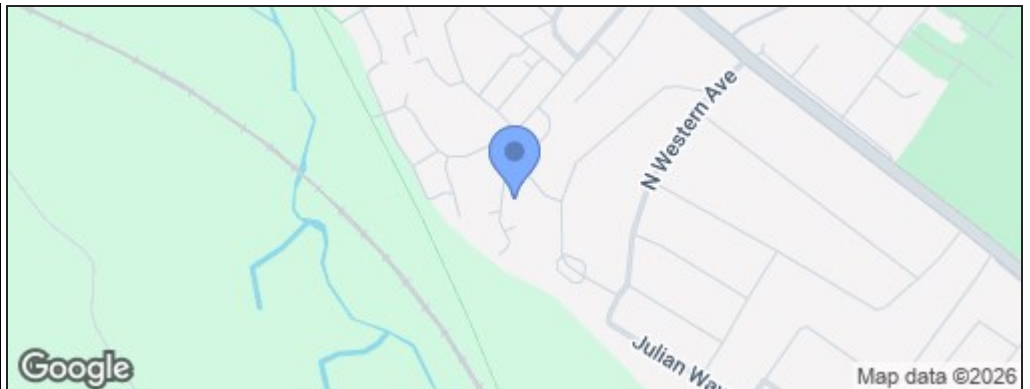


41 GROVEBURY DELL, KINGSTHORPE

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>                            |                         |           |
| (69-80) <b>C</b>                            | 72                      | 78        |
| (55-68) <b>D</b>                            |                         |           |
| (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.