

**90 Obelisk Rise
Kingsthorpe
NORTHAMPTON
NN2 8QU**

£240,000



- **THREE BEDROOMS**
- **GROUND FLOOR BATHROOM**
- **ATTRACTIVE PLOT**
- **SOUGHT AFTER AREA**

- **VERSATILE ACCOMMODATION**
- **OFF ROAD PARKING & GARAGE**
- **GAS CENTRAL HEATING**
- **ENERGY EFFICIENCY RATING: D**

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PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom semi detached chalet style home, situated in the popular Kingsthorpe area of Northampton and offering versatile accommodation arranged over two floors. The property would make an ideal purchase for a first time buyer, young family or somebody looking to downsize while retaining useful bedroom and living space.

The accommodation comprises an entrance hall, fitted kitchen, lounge, conservatory, ground floor bathroom and a generous main bedroom. To the first floor are two further bedrooms, both benefiting from built in storage. Outside, the property has an established front garden with a variety of mature plants and shrubs, while the rear garden has been designed with ease of maintenance in mind and is predominantly laid to artificial lawn. There is also off road parking together with a garage.

Ground Floor

Entrance Hall

A welcoming entrance hall providing access to the principal ground floor accommodation, with stairs rising to the first floor

Lounge

4.55m x 3.25m (14'11" x 10'7") A well proportioned main reception room. The room connects through to the sun room.

Kitchen

3.58m x 2.27m (11'8" x 7'5") Fitted in a range of painted Shaker style wall and base level units with complementary work surfaces and tiled splashback areas. An inset stainless steel sink and drainer is positioned beneath the window, space and plumbing for a washing machine. Further appliance space and useful storage are provided. Window overlooking the garden and a door providing access outside.

Conservatory

3.18m x 1.64m (10'5" x 5'4") Positioned beyond the lounge, the sun room provides a useful additional reception area and offers a pleasant outlook towards the rear garden.

Bedroom One

3.70m x 3.24m (12'1" x 10'7") A generous ground floor double bedroom. Its ground floor position, together with the nearby bathroom, gives the property a particularly versatile layout.

Bathroom

2.22m x 1.65m (7'3" x 5'4") Fitted with a white three piece suite comprising a panelled bath, pedestal wash hand basin and low level WC. There is a window providing natural light, a wall.

First Floor

Landing

The landing provides access to both first floor bedrooms.

Bedroom Two

3.75m x 3.28m (12'3" x 10'9") A particularly good size first floor double bedroom with built-in storage.

Bedroom Three

3.24m x 2.58m (10'7" x 8'5") A good size third bedroom which also benefits from built-in storage,

Externally

Front and Side Garden

The property is set back behind a mature and established front garden, predominantly laid to lawn with a variety of well established shrubs, bushes and trees. A pathway leads through the garden to the front entrance, with the mature planting creating an attractive and relatively private frontage. The garden continues around the side of the property with further lawned areas, mature shrubs, planting and established trees, giving the property a particularly pleasant setting and more outside space than might initially be expected from the front elevation.

Rear Garden

The enclosed rear garden has been designed with ease of maintenance in mind and is predominantly laid to artificial lawn. There are additional paved and planted areas together with timber fencing to the boundaries.

Parking and Garage

Off road parking is provided on a driveway to the rear/side of the property, with access to a single garage.

Agents Notes

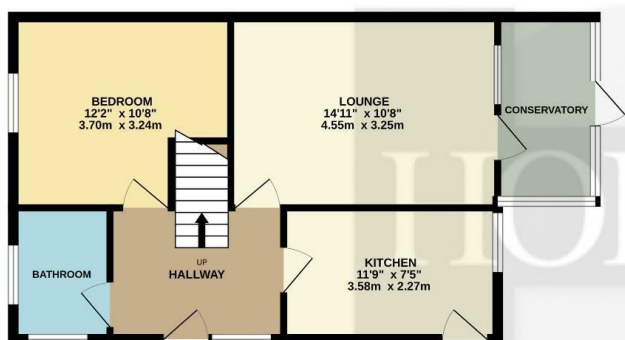
West Northamptonshire Council

Council Tax Band: C

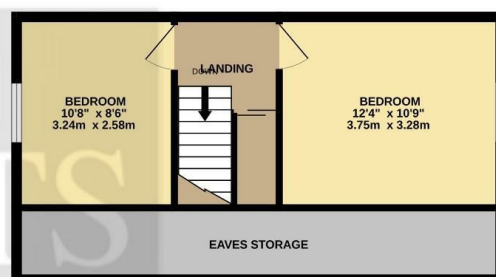




GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.

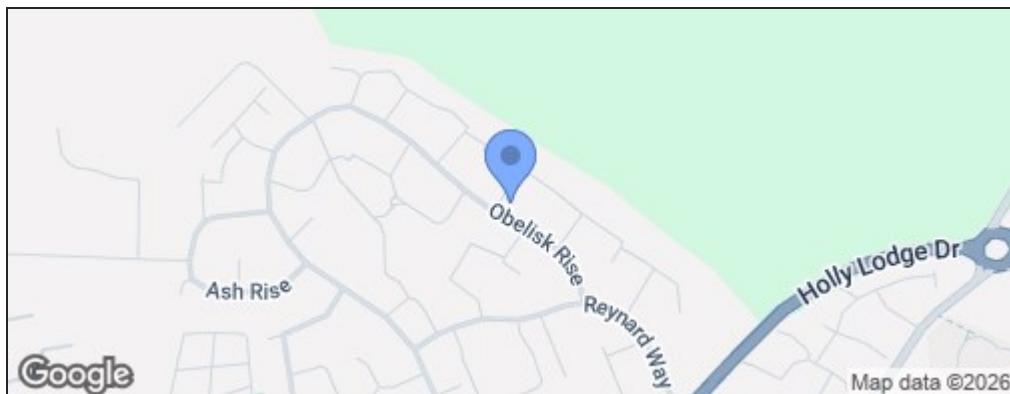


1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 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		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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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.