15 High Street
Kingsthorpe Village
NORTHAMPTON
NN2 6QF

£190,000

- ONE BEDROOM STONE COTTAGE
- COMPLETELY REFURBISHED
- FOUR PIEVE BATHROOM
- RADIATOR HEATING
- PRIME LOCATION
- OPEN-PLAN LIVING ROOM/KITCHEN
- ENCLOSED COURTYARD
- ENERGY EFFICIENCY RATING: TBC

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk

PERSONAL • PROFESSIONAL • PROACTIVE

A beautifully presented one bedroom stone cottage in the heart of Kingsthorpe Village. The property has been refurbished by the present owner who has enjoyed the property for over twenty years. Features include an open-plan kitchen/lounge and four piece bathroom incorporating a free standing claw floor bath. Windows are double glazed and heating is via radiators. There is a private enclosed courtyard to the rear with two brick storage barns.

Ground Floor

Entrance Porch
Entry through hardwood partly glazed door, laminate floor.

Lounge/Dining Room/Kitchen
20'0" x 10'5" max (6.1 x 3.2 max)

Lounge/Dining Room
Brick built fireplace with wood burner, slate hearth, cupboards to window recess, ornament shelving, wall light points, window with shutters to the front elevation, radiator, laminate flooring.

Kitchen Area
Fitted in white base and wall mounted cupboards with solid oak work surface space, space for cooker, breakfast bar area, half tiling to walls, sunken spotlights to ceiling, laminate flooring, under stairs space for tall standing fridge/freezer, open stairs to first floor.

First Floor

Landing
Over stairs cupboard housing gas fired central heating boiler.

Bedroom One
10'9" x 10'5" (3.3 x 3.2)
Recesses to side of chimney breast, cupboard housed in chimney breast, radiator, window to front elevation.

Bathroom
Refitted four piece suite of free standing, claw foot roll edge bath, single shower cubicle, pedestal wash hand basin with tiled splashbacks, close coupled W/C, half paneling to walls, laminate flooring, sunken spotlights to ceiling, radiator, frosted double glazed window to rear elevation.

Externally

Rear Garden
Paved courtyard area, fully enclosed by brick retaining walls with access to two brick built barns.

Agents Notes
Council Tax Band: B

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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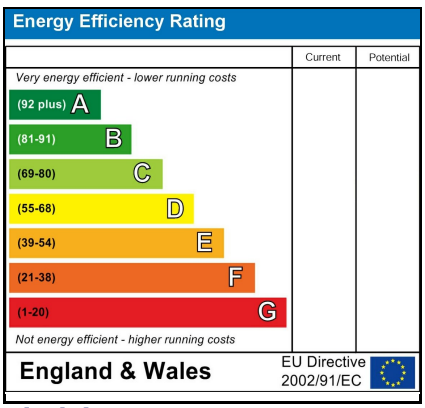

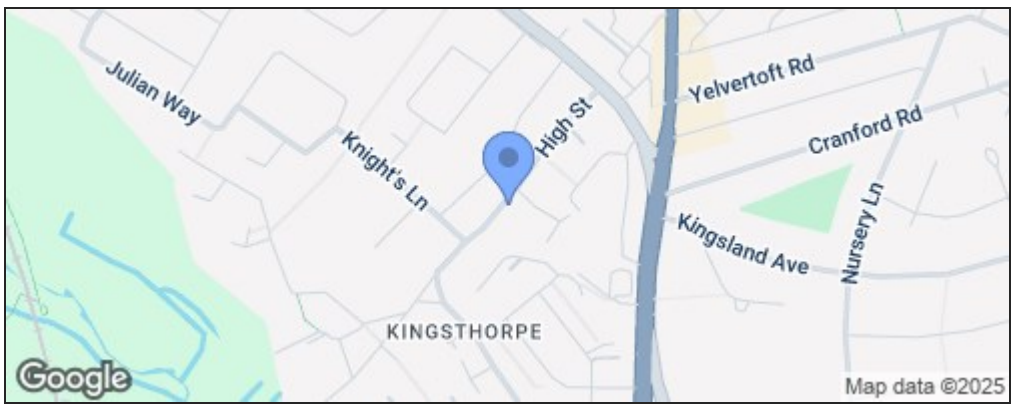

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