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## High Street, Kingsthorpe Village Northampton NN2 6QE



**£299,995**

Located in the heart of Kingsthorpe Village on the High Street is this well presented, chain free, three bedroom, semi detached home that combines a modern interior with a practical layout including two en suite shower rooms and further ground floor bathroom.

To the front of the property is a block-paved driveway providing ample parking, with a garage located further up the road. The accommodation to the ground floor comprises of a lounge with a feature fireplace, modern kitchen fitted with gloss units, wood-effect worktops, and integrated appliances, bathroom with a jacuzzi style bath with rainfall shower over, WC and wash hand basin integrated in vanity units.

Upstairs, three well-proportioned bedrooms include two doubles with their own en suite shower rooms. The second bedroom offers flexibility as a guest room or office. Outside, the enclosed rear garden is designed for easy upkeep, featuring artificial lawn and timber decking. With its modern finish, versatile layout and desirable Kingsthorpe Village setting, this property is highly recommended for viewing.

## Driveway

A brick-paved driveway providing generous parking for multiple vehicles, with steps leading up to the garden entrance.



## Garden

As you enter there is a courtyard area providing a useful covered section. There is also decking. Beyond this, the garden has steps up to artificial lawn, bordered by mature shrubs and fencing.

## Enter Via

Front door on the side of the property into:

## Hallway

Radiator, double cupboard housing the Vaillant boiler and doors into lounge, kitchen and downstairs bathroom.





### **Kitchen**

17'5" x 8'10" (5.32 x 2.7)

To the kitchen area there is a range of high gloss units with wood effect work surfaces, integrated appliances including Neff double oven, electric hob, dishwasher and stainless steel extractor. There is also a rear-facing window, tiled splashbacks and recessed spotlights, while the tiled flooring and dining area complete this contemporary space. There is also a door into a downstairs storage cupboard which has power.



### **Lounge**

15'8" at wides x 11'0" (4.787 at wides x 3.364)

A spacious lounge with feature fireplace, bold floral accent wall and large window. Neutral décor, soft carpeting and modern fittings including a radiator.



### **Downstairs bathroom**

8'2" x 5'10" (2.5 x 1.8)

Modern white suite with vanity storage, WC, and a sleek basin. The space is tiled with a neutral stone effect, complemented by mosaic detailing. There is also a jacuzzi-style bath with overhead rainfall shower and glass screen, stainless towel rail and double glazed window.

### **Landing**

Doors to three bedrooms





**Bedroom One**

12'5" x 11'0" (3.794 x 3.354)

Double glazed window to front, radiator and entranceway into ensuite.





### **Ensuite**

Enclosed shower with contemporary mosaic tiling, a wall-mounted chrome heated towel rail, and a compact vanity unit with storage beneath. The space is finished with neutral tiling and a WC with a concealed cistern.



### **Bedroom Two**

12'2" x 8'3" (3.717 x 2.534)

Single panel radiator, double glazed window and door into spacious cupboard with loft access.



### **Bedroom Three**

Double glazed window to rear, radiator and entranceway into ensuite.



### **Ensuite**

Modern ensuite with WC, wash basin, and glass shower enclosure, finished in a fresh, neutral style with contemporary fittings.

### **Single Garage**

In a block with an up and over door.

### **Agents note**

1. The land numbered 3 on the filed plan is subject to the following rights contained in a Conveyance thereof dated 7 December 1957 made between (1) Herbert Arthur Allum (Vendor) and (2) William Albert Gibbons and Doreen Florence Gibbons (Purchaser):-

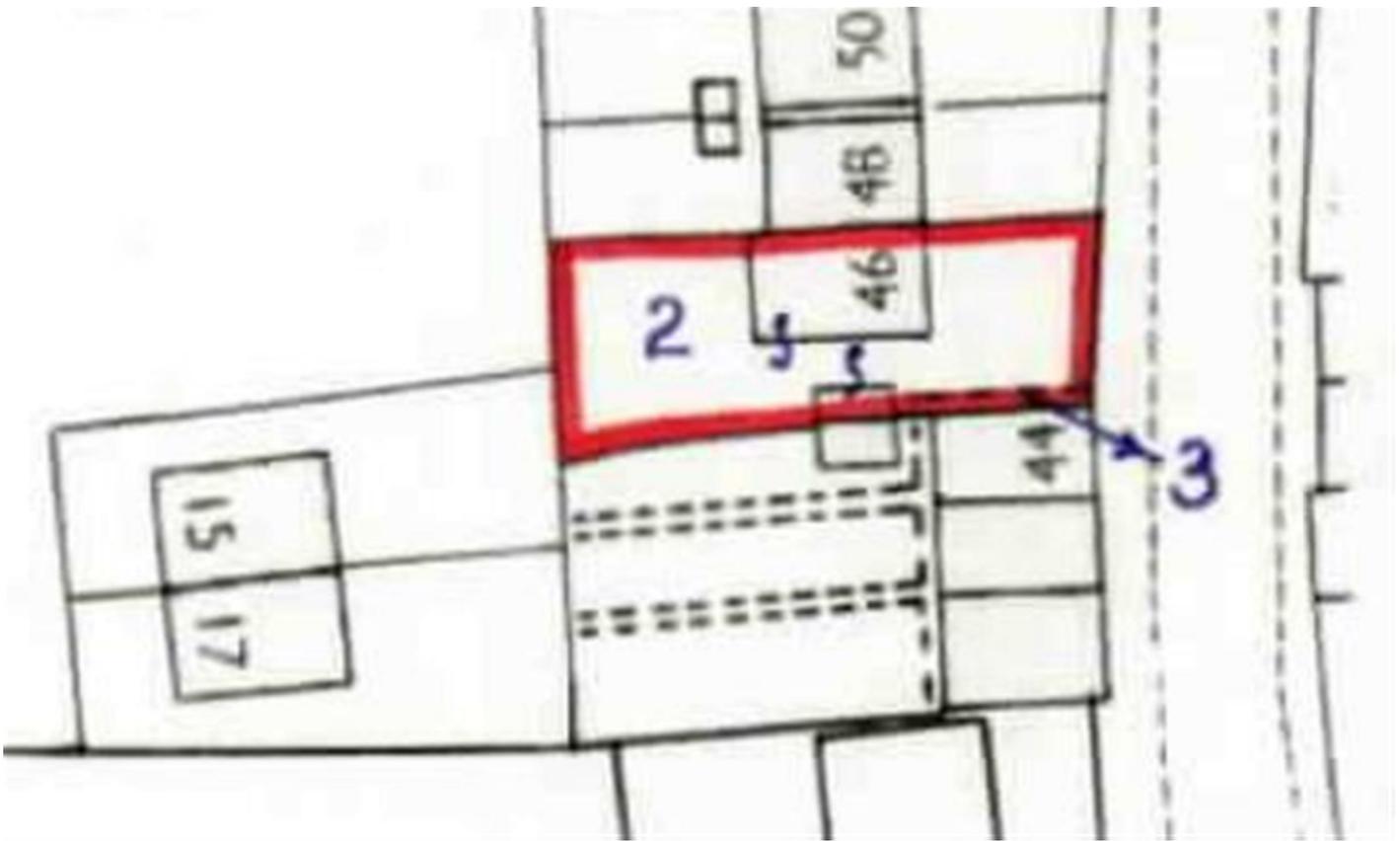
"Which said strip of land is delineated and edged pink on the plan attached hereto and is now used as a right of way for the owners and occupiers of the adjoining properties Numbers 40, 42 and 44 High Street, Kingsthorpe aforesaid."

NOTE: The land edged pink referred to is numbered 3 on the filed plan.

**High Street, Kingsthorpe Village, NN2 6QE**



Please Note this floor plan is for illustrative purposes only. All measurements are approximate and no responsibility is taken for error.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

69 → 75

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	