



KINGSLEY ROAD, NN2
£300,000 FREEHOLD

Winkworth



KINGSLEY ROAD, NN2

Located on an elevated plot and set back is this traditional three bedroom semi detached family home with over sized garage to the rear. Presented to a good standard throughout and with delightful gardens to the rear. The property, with its high ceilings and bright and airy rooms, benefits from having double glazing and gas fired heating.

- **Three Bedrooms**
- **Semi Detached**
- **Double Garage with brand new electric Roller Door**
- **Landscaped Rear Garden with purpose built bar**
- **Kitchen/Dining Room**
- **17' Master Bedroom**
- **Modern Bathroom**
- **Gas Central Heating**
- **Double Glazed**
- **EPC TBC**
- **Council Tax band 'C'**

LOCATION

The area of Kingsley derived its name from its position as an outlying corner of Kingsthorpe manor with the main focal point being the Racecourse. This large green open space has defined the development of houses around it and whilst no longer used for spring and autumn racing it is preserved as an open recreation ground. It was also the cessation of racing that led to the Kingsley Park Hotel standing empty for some 18 years and being nicknamed The White Elephant, a name it retains today. The remainder of local facilities are predominantly located along Kingsley Park Terrace and include restaurants, take away foods, general stores, bank, building society, bakery, car parts and chemist, though residents can access Northampton town centre's additional shops, entertainment venues and facilities a mile away, including a train station with mainline services to London Euston and Birmingham New Street.



The accommodation briefly comprises; Composite door to covered porch. From the covered porch a front door leads to the entrance hall. A further door at the other end of the covered porch leads out to the rear garden. From the entrance hall, stairs rise to the first floor and doors lead to the living room and kitchen/dining room. The living room is a large and airy room with large bay window and fireplace with electric fire. The kitchen/dining room is a large entertaining room, providing a kitchen area with a range of units at eye and base level, space and plumbing for a washing machine, integrated dishwasher, integrated fridge and built in oven. The dining section provides a large space for a farmhouse style dining table. Sliding uPVC double glazed doors lead out to the rear garden. There is a useful understairs storage cupboard in the dining room.

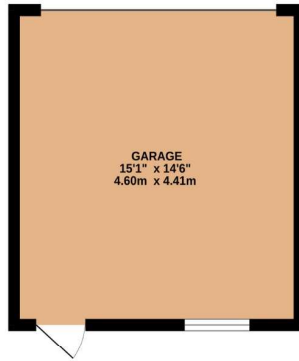
To the first floor there are three bedrooms and a family bathroom. The master bedroom is a substantial 17' double bedroom with bay window. The bedroom benefits from having fitted wardrobes. Bedroom two is set to the rear of the property and benefits from having a double glazed window. Bedroom three benefits from having a double glazed window and overlooks the rear garden. The bathroom is a modern three piece suite and incorporates a panel enclosed bath with mixer taps and a further wall mounted electric shower over, pedestal wash hand basin and low flush WC. The loft is a large loft with potential for future conversion if required, (STPP).

Externally to the rear there is a beautiful, landscaped rear garden with an abundance of colour. The garden, which is mainly laid to lawn, benefits from having two separate seating areas. There are various trees and shrubs. The Rowlinson Garden Bar offers entertainment and storage rolled into one - with the roof overhang also providing shelter and shade.

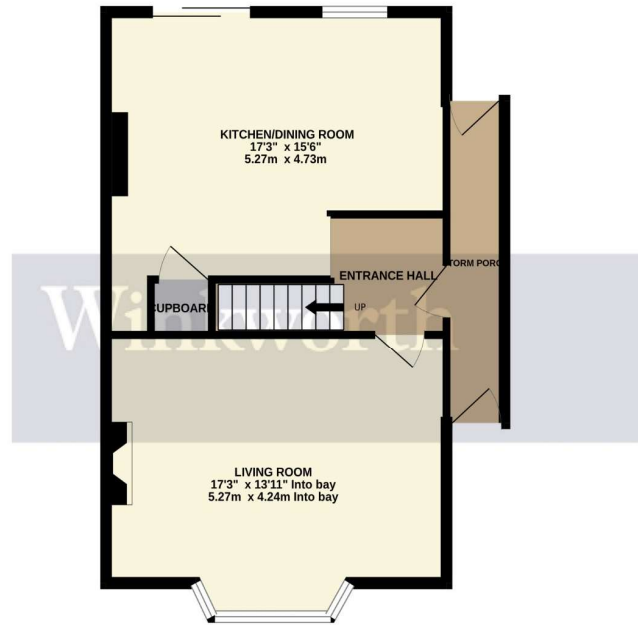
At the top of the garden there is a double garage with power and lighting. The double garage has had a brand new Trojun Roller electric door installed, which is fully alarmed and remote controlled, for ease. The garden further benefits from having an outside tap and lighting. At the top of the garden there is a double garage with power and lighting. The garden further benefits from having an outside tap and lighting. To the front, the garden is mainly laid to lawn, with lower borders and shrubs and has a path that leads from the pavement to the front door. The garden is set behind a brick retaining wall.



DOUBLE GARAGE
0 sq.ft. (0.0 sq.m.) approx.



GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 1011 sq.ft. (93.9 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.
Made with Metropix ©2023