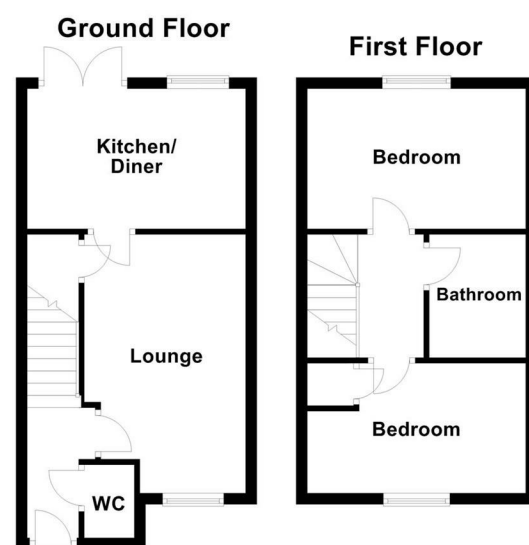




1 Innes Way, Kingsthorpe, Northampton, NN2 7FY



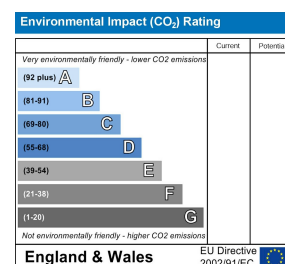
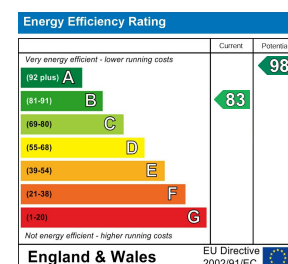
Not to scale. For illustrative purposes only



Asking Price £250,000 Freehold

A very well maintained, modern end of terrace house built by Messrs' Persimmon Homes, which is their Alnwick design, built to a high standard. The accommodation is set over two floors and the accommodation comprises; entrance hall, cloakroom, sitting room and kitchen/dining room with integrated appliances on the ground floor. On the first floor are two double bedrooms and a family bathroom. Outside is an enclosed rear garden and the off road parking for two cars to the front of the property. The property also features double glazing and gas to radiator heating.

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ACCOMMODATION

ENTRANCE HALL

Enter via double glazed front door to entrance hall. Stairs ascending to first floor. Radiator. Door to cloakroom and sitting room.



CLOAKROOM

Two piece white suite comprising; low flush wc and pedestal wash hand basin. Tiled splash back areas to dado height. Frosted double glazed window to front aspect. Heated towel rail.

SITTING ROOM

15'0 x 9'4

Double glazed window to front aspect with radiator under. Door to under stairs cupboard. Door to kitchen.



KITCHEN/DINING ROOM

12'6 x 8'2

A range of matching base and eye level units comprising;

stainless steel one and a half bowl sink unit with mixer tap and cupboard under. Built-in electric hob with electric oven under and canopy extractor fan over. Integrated dishwasher, washing machine and fridge/freezer. Granite work tops and matching splash back areas. Cupboard housing gas boiler. Double glazed window to rear aspect and double glazed French doors to rear garden. Radiator.



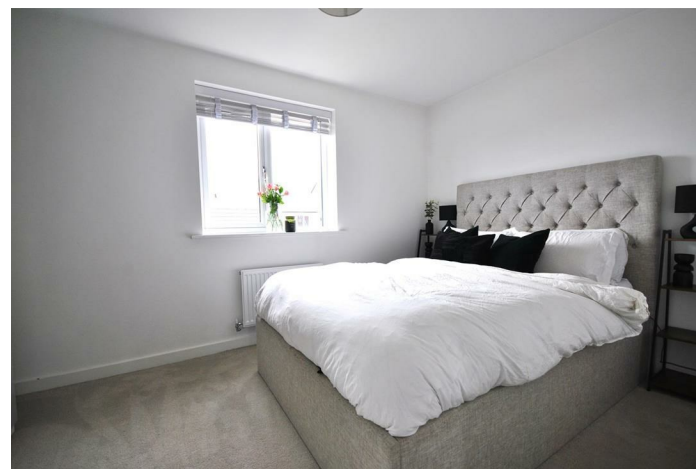
LANDING

Frosted double glazed window to side aspect. Access to loft space. Doors to;

BEDROOM ONE

12'6 x 8'2

Double glazed window to rear aspect with radiator under.



BEDROOM TWO

Two double glazed windows to front aspect with radiator under. Door to built-in stairwell cupboard.



BATHROOM

Three piece white suite comprising; panelled bath with mixer tap and rainwater shower head over. Pedestal wash hand basin and low flush wc. Tiled splash back areas. Heated towel rail. Sunken spotlights.



OUTSIDE

REAR GARDEN

Paved patio area leading lawn with flower and shrub tree borders to rear boundary. Enclosed by fencing with gated side access.



OFF ROAD PARKING

To the front of the property for two cars.

SERVICES

Mains drainage, water, gas and electric are connected. (These have not been tested)

AMENITIES

Kingsthorpe offers many facilities including Supermarkets, Library, Off Licence, Post Office, Public Houses and restaurants. There are bus services to Northampton town centre. Local schools include Kingsthorpe Village Primary, Boughton Primary School, Kingsthorpe Grove Primary and All Saints CEVA Primary. Secondary education is available at Kingsthorpe Community College.

HOW TO GET THERE

Proceed out of Northampton town centre along the A508 Hood Street and continue along this road onto the Barrack Road and continue straight along this road for approximately two miles. Upon entering Kingsthorpe main shopping front turn right onto Boughton Green Road. Proceed along this road until you reach the new Scholars Green Persimmon Development and then turn right onto Ashton Way and proceed to the T junction, turn left on to Kelmars Avenue then first right into Campus Drive then first right in to Ogilvie Avenue and at the end of the road turn left and then first right in to Innes Way and the property is located on the right hand side.

For further information on viewing call 01604 230222