



### HOW TO GET THERE

Proceed out of Northampton town centre along the A508 and continue along this road and onto the Barrack Road and continue on this road for approximately two miles. Upon entering Kingsthorpe main shopping front turn right onto Boughton Green Road and proceed along this road until you reach the new Scholars Green Persimmon Development and turn right onto Ashton Way and then turn left into Chancellor Court.

DOI/AK19032026/0271

## 40 Chancellor Court, Northampton, NN2 7AP



### Asking Price £280,000 Freehold

An attractive and well-presented semi-detached home on the popular Scholars Green estate. Designed for modern living, it offers a practical and comfortable layout, ideal for families, first-time buyers, or professionals.

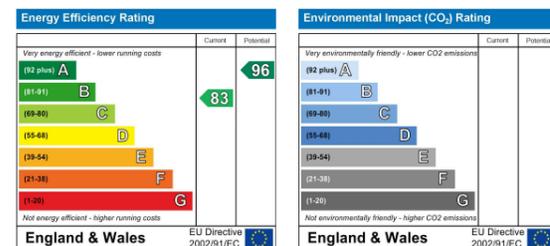
Inside, a bright entrance hall leads to a spacious reception room, perfect for relaxing or entertaining, with plenty of natural light creating a warm atmosphere.

The ground floor also features a contemporary kitchen/dining room with fitted units, integrated appliances, and space for dining. French doors open onto the rear garden, making it ideal for everyday living and social occasions.

Upstairs, there are three well-sized bedrooms. The main bedroom includes built-in storage and an en suite shower room, while the other two rooms are versatile for children, guests, or home working. A modern family bathroom completes the first floor.

Outside, the property offers off-road parking for two vehicles. The landscaped rear garden includes a paved patio and lawn, enclosed by timber fencing, providing a private space for relaxing or entertaining.

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## ACCOMMODATION

### GROUND FLOOR

#### CLOAKROOM

#### LOUNGE

14'3 x 12'1



#### KITCHEN/DINER

15'4 x 8'9



#### DINING AREA



### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

12'2 x 9'5



#### EN SUITE

6'4 x 5'4



#### BEDROOM TWO

9'3 x 7'7



#### BEDROOM THREE

7'7 x 5'9



## FAMILY BATHROOM

5'11 x 5'6



## OUTSIDE

### REAR GARDEN



## SERVICES

All mains services are connected

## COUNCIL TAX

West Northamptonshire Council - Band C

## LOCAL 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.

For further information on viewing call 01604 230222