



**GARAGE**  
With up and over door.

**SERVICES**

Mains electricity, water and drainage are connected. Heating is via a gas fired central heating boiler and radiators

**COUNCIL TAX**

West Northamptonshire Council - Band D

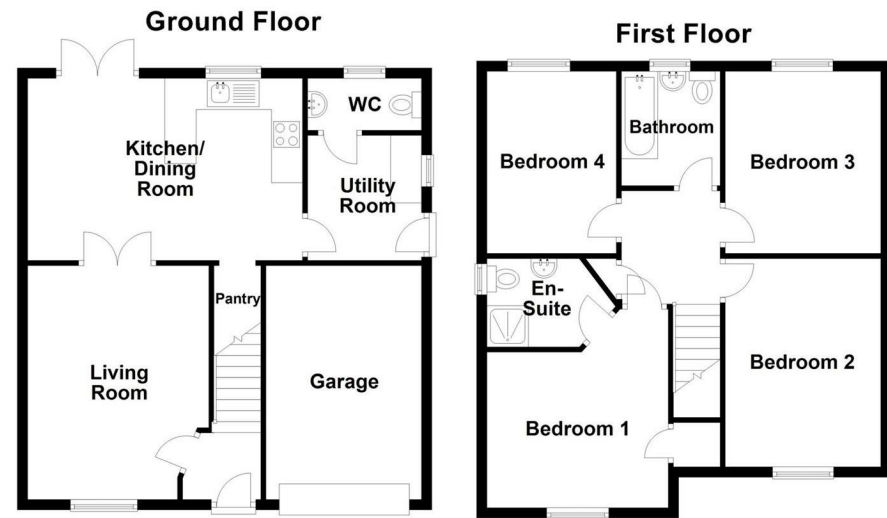
**LOCAL AMENITIES**

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.

**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 where the property can be found on the right hand side.

DOI AK08082025/0154



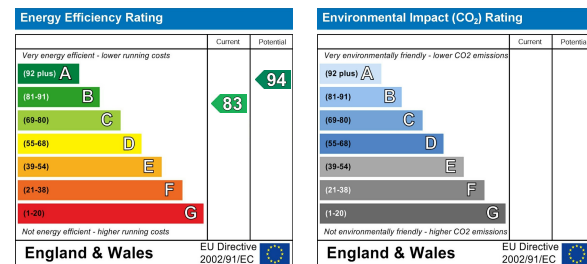
Not to scale. For illustrative purposes only



**Asking Price £385,000 Freehold**

An attractive and well-maintained four-bedroom detached family home, ideally located on the sought-after Scholars Green development in Kingsthorpe. The property is conveniently positioned within walking distance of All Saints Primary School, Kingsthorpe College, local shops, and public transport links.

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# 17 Chancellor Court, Northampton, NN2 7AP

## ACCOMMODATION

The accommodation comprises a welcoming entrance hall, a spacious lounge, and an open-plan kitchen/dining area with French doors leading out to the rear garden and integrated appliances in the kitchen. There is also a utility room with access to the integral garage and a downstairs W/C.

Upstairs, the landing leads to a contemporary family bathroom and four generously sized bedrooms, with the master bedroom benefiting from its own en-suite shower room.

Externally, the property boasts a large, private rear garden featuring a patio area, artificial lawn, side access, and an outdoor water tap. To the front, there is a small garden, driveway parking for two vehicles, and an integral garage. Additional features include uPVC double glazing and gas central heating throughout.

## ENTRANCE HALL

## LIVING ROOM

15'9 x 10'11



## KITCHEN/DINER

18'4 x 10'2



## DINING



## UTILITY ROOM

7'0 x 5'2

## CLOAKROOM

## FIRST FLOOR

## BEDROOM ONE

14'4 x 13'2 max



## EN SUITE

## BEDROOM TWO

12'4 x 9'3



## BEDROOM THREE

9'6 x 9'3



## BATHROOM

7'0 x 6'0



## BEDROOM FOUR

9'7 x 7'2



## OUTSIDE

## REAR GARDEN

For further information on viewing call 01604 230222