



OUTSIDE
REAR GARDEN



SERVICES
All main services are connected. Heating is via a gas radiator system.

COUNCIL TAX
Northampton - 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.

HOW TO GET THERE
From Northampton town centre proceed in a northerly direction along the A508 Barrack Road running into Queens Park Parade. At the Cock Hotel junction with Mill Lane carry straight on to the Harborough Road through Kingsthorpe Centre and fork left next to Waitrose onto the A5199 Welford Road. With Kingsthorpe Recreation Ground on the right hand side. Continue along this road where the property can be found on the left handside.

DOI

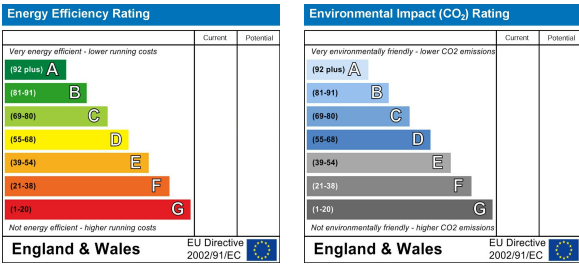
403 Welford Road, Northampton, NN2 8PT



Asking Price £325,000 Freehold

A beautifully presented and extended three-bedroom semi-detached double bay fronted family home, occupying a desirable position with picturesque views over Brampton Valley.

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ACCOMMODATION

The ground floor features a well-equipped kitchen with both wall and base units, worktops, and an inset sink with drainer. There is space for an oven and fridge/freezer, along with plumbing for a washing machine in the adjoining utility area, which also offers access to the front of the property.

The lounge steps down into a bright and spacious family room, separated by a banister, with French doors opening onto the rear garden. The dining room, situated at the front, boasts a bay window and a charming feature fireplace with an open fire.

A ground floor cloakroom adds convenience, fitted with a low-level W/C and a wash hand basin.

Upstairs, there are three bedrooms, with both the first and second bedrooms retaining their original fireplaces. The family bathroom includes a suite comprising a W.C., wash hand basin, and a bath with an overhead shower.

Externally, the front of the property benefits from a driveway providing off-road parking for two vehicles. The generous rear garden is predominantly laid to lawn, with mature tree and shrub borders, and a large raised patio—ideal for outdoor entertaining.

HALL

DINING ROOM

12'9 x 10'11



CLOAKROOM

KITCHEN

11'4 x 9'9



UTILITY

8'5 x 5'8

LOUNGE

10'11 x 10'11



FAMILY AREA

11'4 x 9'11



FIRST FLOOR

BEDROOM ONE

10'11 x 10'10



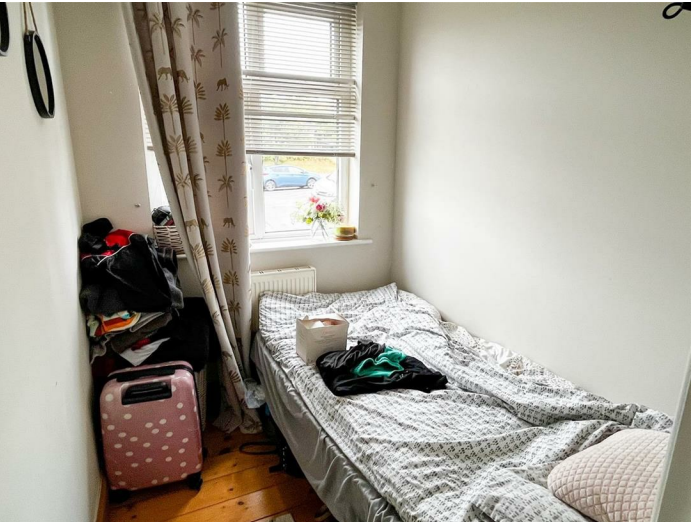
BEDROOM TWO

10'10 x 9'10



BEDROOM THREE

6'6 x 5'5



FAMILY BATHROOM

6'6 x 5'0



For further information on viewing call 01604 230222