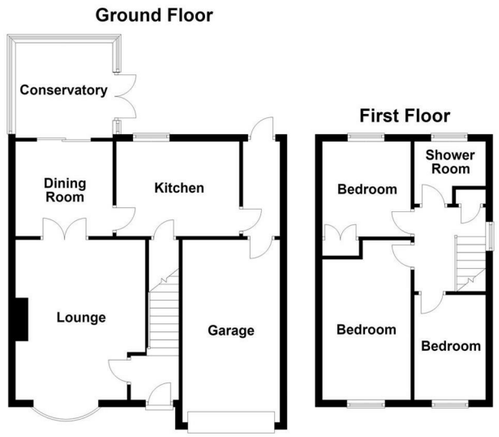
COUNCIL TAX
West Northamptonshire Council - Band C

LOCAL AMENITIES
The centre of Kingsthorpe offers many facilities including Supermarkets, Library, Off Licence, Post Office, a selection of Public Houses and a Restaurant along with various other retail outlets. There is a bus service from Obelisk Rise to and from Northampton town centre. Local schools include Kingsthorpe Village Primary School, Boughton Primary School, Kingsthorpe Grove Primary School and All Saints CEVA Primary School in Boughton Green Road. Secondary education is available at Kingsthorpe Community College also on Boughton Green Road.

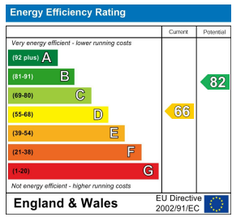
HOW TO GET THERE
From Northampton town centre proceed in a northerly direction along the Barrack Road which leads onto the A508 Kingsthorpe Road and continue through Kingsthorpe shopping centre travelling north along the A508 Harborough Road. At the traffic light junction with the A5076 turn right into Holly Lodge Drive and continue on this road to the top of the hill and continue past Yardley Drive on the right hand side. Take the next turning left into Reynard Way then take the second right into Obelisk Rise. Take the third turning on the left into a cul de sac off of Obelisk Rise where the property can be found at the end on the right hand side.

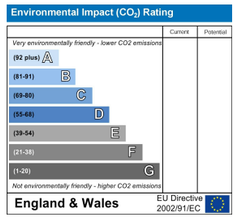
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For illustration purposes only - not to scale

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9 Westleigh Office Park, Northampton, NN3 6BW
T: 01604 230222 F: 01604 232627
www.richardgreener.co.uk

189 Obelisk Rise, Kingsthorpe, Northampton, NN2 8TX



£259,950 Freehold

A modern three bedroom semi detached property situated in the quiet cul de sac in the popular residential area of Kingsthorpe. The accommodation comprises entrance hall, lounge, dining room, kitchen and conservatory. To the first floor there are three bedrooms and a shower room. Outside there is a front garden and driveway giving off road parking and leading to the integral garage. The rear garden is mainly laid to lawn and patio and enjoys a sunny aspect and privacy.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
4'9 x 4'5
Enter via a UPVC double glazed front door with obscure glass window and window to the side, storage cupboard with coat hangers and door to:-

INNER HALLWAY
4'7 x 5'9
With stairs to first floor, radiator and doors to:-

LOUNGE
13'9 x 13'5
UPVC double glazed bay window to the front, electric fire with granite hearth and surround, double radiator and door to:-



DINING ROOM
9'0 x 8'9
Radiator and UPVC double glazed patio door to:-



CONSERVATORY
9'1 x 8'9
A brick based UPVC double glazed conservatory with fan and light and French doors to the rear garden.



KITCHEN
11'5 x 8'9
Fitted with a range of base and eye level units, roll top work surfaces, tiled splashbacks, single sink and drainer with chrome mixer tap, pantry, oven, hob and extractor, washing machine, UPVC double glazed window to the rear, radiator and door to:-



REAR LOBBY
9'7 x 3'5
UPVC double glazed door with obscure glass to the garden, radiator and access door to the garage.

FIRST FLOOR

LANDING
8'6 x 6'3
UPVC double glazed window to the side, loft access, airing cupboard housing the hot water tank and the recently installed gas boiler is housed in the loft. Doors leading to:-

BEDROOM ONE
12'9 x 9'9
UPVC double glazed window to the front and radiator.



BEDROOM TWO
10'0 x 10'0
UPVC double glazed window to the rear and radiator.



BEDROOM THREE
8'4 x 6'3
UPVC double glazed window to the front, built in storage cupboard and radiator.

SHOWER ROOM
6'3 x 5'5
Suite comprising WC, wash hand basin, corner shower cubicle with glass centre opening doors, Triton shower, fully tiled room, radiator and UPVC double glazed window with obscure glass to the rear.



OUTSIDE

FRONT GARDEN
Mainly laid to lawn and gravel, brick built wheelchair ramp and rail leading to the front door and the driveway gives off road parking for one car and leads to the integral garage.

INTEGRAL GARAGE
Remote controlled up and over door with power and lighting. Access door leads to the rear lobby.

REAR GARDEN
A stone patio area with the remainder of the garden mainly laid to lawn with mature bushes and trees, flower and shrub borders and a shed. The rear gardens enjoys a sunny aspect and privacy.



SERVICES
Main drainage, gas, water and electricity are connected.

For further information on viewing call 01604 230222