



**GARAGE/STORE**  
With roll up door.

**SERVICES**

All mains services are connected. Heating is via a Air Source radiator system.

**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.

**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 first right into Lamport Lane. At the bottom of the road turn right and the property can be found on the left hand side.

**DOI**AK18082025/0141

29 Lamport Lane, Northampton, NN2 7DW



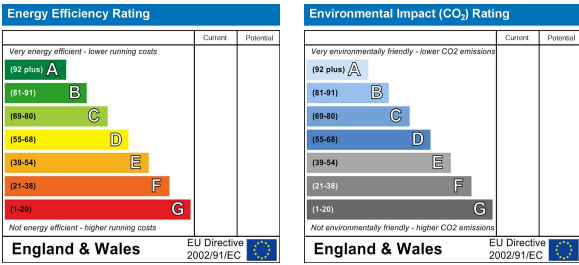
Asking Price £325,000 Freehold

A beautifully presented and much-improved family home, originally built by Persimmon Homes to their popular Rufford design in 2021. Owned by the same family since new, the property has been thoughtfully enhanced over time, including the installation of an energy-efficient air source heating system, a landscaped rear garden, and upgraded integrated cooking appliances.

The ground floor offers a welcoming lounge, a spacious kitchen/dining room, a cloakroom with W.C., and a practical utility room, created through a partial conversion of the garage. Upstairs, the main bedroom boasts a contemporary en suite with a W.C., wash basin, and a generous double shower. Two further bedrooms are served by a stylish family bathroom, fitted with a matching suite comprising W.C., wash basin, and a panel bath with shower and screen.

Externally, the property provides off-road parking for up to three vehicles. The beautifully landscaped rear garden features two elegant patio areas and a low-maintenance astro turf lawn, creating an ideal space for outdoor entertaining.

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# 29 Lamport Lane, Northampton, NN2 7DW

ACCOMMODATION  
GROUND FLOOR  
ENTRANCE HALL  
LOUNGE  
16'2 x 10'2



CLOAKROOM  
KITCHEN DINER  
18'9 x 7'7  
KITCHEN



DINING



UTILITY  
7'9 x 5'4  
FIRST FLOOR  
BEDROOM ONE  
14'2 x 9'7 max



EN SUITE  
6'11 x 4'4



BEDROOM TWO  
11'3 x 8'9



FAMILY BATHROOM  
7'0 x 5'6



BEDROOM THREE  
9'10 x 7'11



OUTSIDE  
REAR GARDEN

For further information on viewing call 01604 230222