



COUNCIL TAX

West Northamptonshire Council - Band B

LOCAL AMENITIES

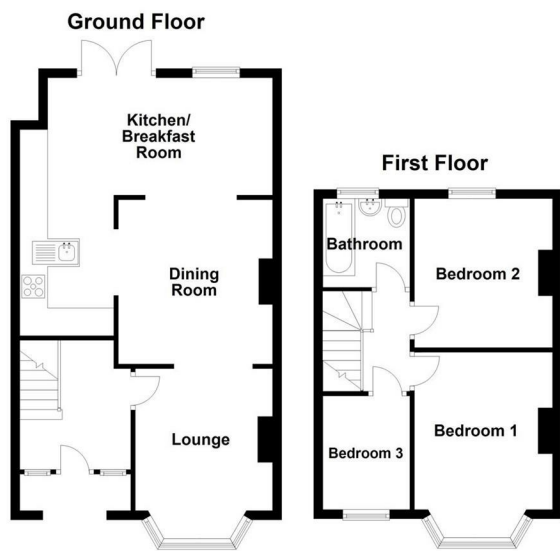
The centre of Kingsthorpe offers many facilities including Supermarkets, Library, Off Licence, Post Office, a selection of Public Houses and a Restaurant along with various other retail outlets. There is a bus service from the Welford Road to and from Northampton town centre. Local schools include Kingsthorpe 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 A508 Barrack Road passing the Roman

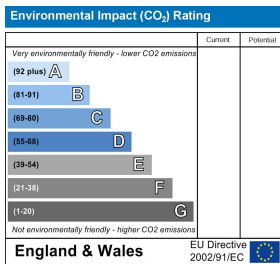
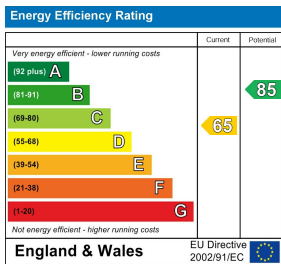
Catholic Cathedral and onto the traffic light junction with with Garden Machines. At the traffic lights turn left into Burleigh Road and immediately right into Currie Road where the property can be found almost straight away on the left hand side.

DOI/AK10072025/0115



Not to scale. For illustrative purposes only

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13 Currie Road, Northampton, NN2 6HG



Asking Price £240,000 Freehold

A significantly improved and extended bay fronted end of terrace home located in the popular Kingsthorpe Hollow area. This well presented property boasts a modern refitted kitchen complete with wooden worktops and integrated cooking appliances. Designed with family living in mind, the spacious interior offers an open plan layout incorporating family room, lounge and dining area. Upstairs, you will find a contemporary refitted bathroom and three well proportioned bedrooms. The rear garden is fully enclosed and features a decking area and brick built store. Additional benefits include UPVC double glazing and gas radiator central heating.



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door, stairs rising to the first floor, wood effect flooring and access to:-

LOUNGE

11'5 x 10'4 plus bay

This room has a bay fronted UPVC double glazed window to the front, decorative fireplace and open archway into:-



DINING ROOM

11'5 x 10'0

With an open plan layout leading into the kitchen and family area.



KITCHEN/FAMILY AREA

17'0 x 16'4 maximum

A stylishly refitted kitchen offers a range of wall and base units with wooden work surfaces and an underslung sink with mixer tap. Integrated appliances comprise four ring gas hob and oven with plumbing for a washing machine.



FAMILY AREA

The family area provides a comfortable seating space with double glazed windows overlooking the garden and UPVC double glazed door and leading onto the decking.



FIRST FLOOR

LANDING

With loft access and doors leading to all bedrooms and bathroom.

BEDROOM ONE

11'0 x 10'4

Bay fronted UPVC double glazed window to the front elevation and radiator.



BEDROOM TWO

11'0 x 9'10

UPVC double glazed window to the rear elevation and radiator.



BEDROOM THREE

7'5 x 5'11

UPVC double glazed window to the front elevation and radiator.

BATHROOM

6'4 x 5'10

Refitted with a modern white suite comprising P shaped

bath with shower and screen, WC and pedestal wash basin, tiled splashback and UPVC double glazed window to the rear elevation.



OUTSIDE

FRONT GARDEN

A low maintenance frontage with brick boundary wall and path leading to the entrance. Gated side access which leads to the rear garden.

REAR GARDEN

A south west facing enclosed garden with decking area, lawn and brick store.



SERVICES

Main drainage, electricity and gas are connected. Heating is provided by gas radiator central heating system.

For further information on viewing call 01604 230222