



OFF ROAD PARKING

This property comes with private off road parking suitable for two vehicles.

SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band C

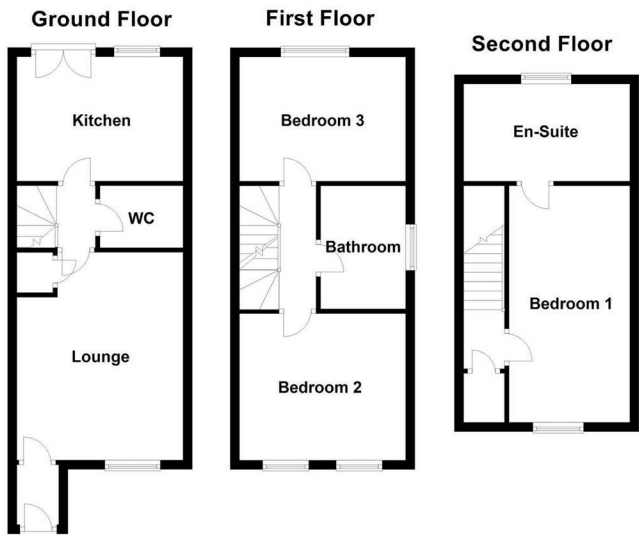
LOCAL AMENITIES

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

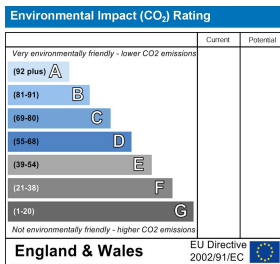
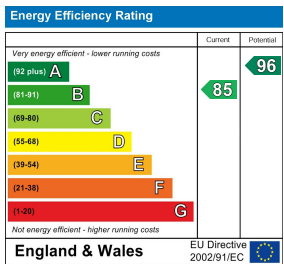
From Northampton town centre proceed in a northerly direction along the A508 continuing onto the Barrack Road and pass the Barratts Snooker Club, follow the road past Queens Park and into Kingsthorpe. Pass through the traffic light staying on the Harborough Road. Pass the High Street with shops either side and turn right onto Boughton Green Road. Continue over the first two roundabouts passing the Kingsthorpe College and directly over the Campus Drive roundabout. Take the next right onto Ashton Way where the property can be found half way down on the right hand side.

DOI/AK14042025/0041



Not to scale. For illustrative purposes only

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12 Ashton Way, Kingsthorpe, Northampton, NN2 7AR



Asking Price £275,000 Freehold

A fantastic opportunity to purchase a modern three bedroomed mid terrace property situated in the popular location of Scholars Green in Kingsthorpe. The property comes to the market and is presented in a fantastic condition offering entrance hall, lounge/dining room, kitchen/breakfast room, WC with two double bedrooms and a family bathroom to the first floor and a further master bedroom ensuite to the second floor. The property benefits from a sunny west facing rear garden with pedestrian access leading to two off road parking spaces.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

3'08 x 5'04

Entered via a part glazed PVCU front door there is a cloaks area with a further door leading to:-

LOUNGE

14'09 x 11'09

A window to the front elevation with carpet fitted there are telephone and TV point connected with storage under the stairs and a door leading to:-



INNER HALL

7'01 x 4'09

Stairs rising to the first floor there is wood effect flooring and a door leading to:-

WC

4'04 x 3'07

Suite comprising of WC, wash hand basin with continued wood effect flooring.

KITCHEN/BREAKFAST ROOM

11'08 x 8'09

The kitchen area is fitted with a range of floor and wall mounted storage cabinets with composite worktops, stainless steel sink and drainer, integrated 4 x gas hob with extractor above and oven below, fridge/freezer and washing machine. There is a two casement window overlooking the rear garden with double glazed patio doors leading to the rear.



FIRST FLOOR

LANDING

With stairs rising to the second floor and doors leading to:-

BEDROOM TWO

11'08 x 10'05

Two windows to the front elevation there is carpet fitted with space for a double bed and radiator connected.



BEDROOM THREE

11'09 x 8'11

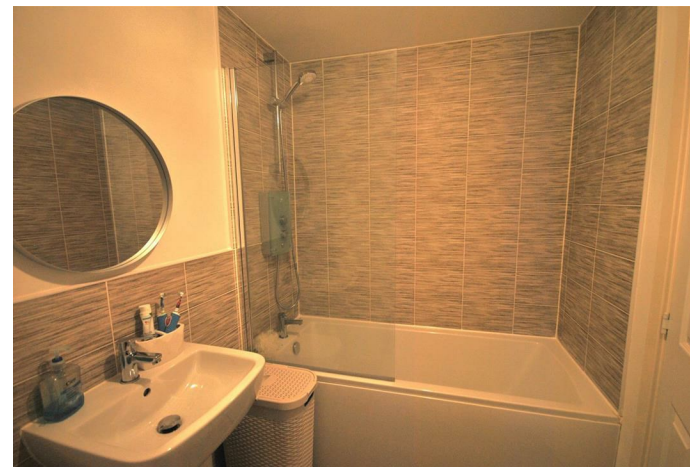
With a two casement window overlooking the rear garden and radiator below there is space for a double bed with carpet fitted.



FAMILY BATHROOM

7'11 x 5'06

Suite comprising of bath with power shower over, tiled walls, WC, wash hand basin with wood effect flooring.



SECOND FLOOR

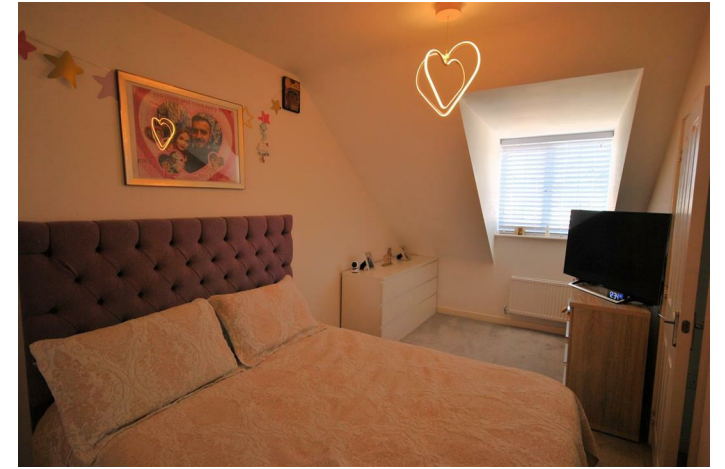
LANDING

Containing a storage cupboard and a door leading to:-

BEDROOM ONE

16'10 x 8'04

A dormer window to the front elevation there is space for a double bed and wardrobe with carpet fitted and a door leading to:-



ENSUITE

11'0 x 4'11

Suite comprising a fully tiled shower cubicle, WC and wash hand basin with wood effect flooring, radiator fitted with Velux window to the rear elevation and space for storage.



OUTSIDE

REAR GARDEN

The rear garden is mainly laid to lawn and benefits from a sunny west facing aspect, there is paving and space for a shed and pedestrian access leading to the off road parking.

For further information on viewing call 01604 230222