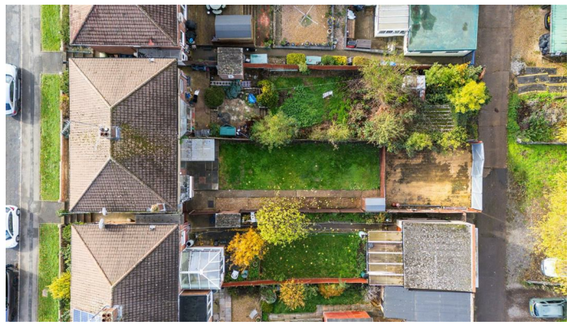


HOW TO GET THERE

From Northampton town centre, proceed in a north-easterly direction along the A5123 Kettering Road, passing Northampton Racecourse to the junction at the White Elephant public house. Turn left onto the A5095 Kingsley Road and follow this to the roundabout junction with Fairway. Take the second exit, turning right onto Fairway and follow the road where the property can be found on the left-hand side before the turn at Greenview Drive.

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is provided by radiators from a gas-fired combination boiler.

LOCAL AMINITIES

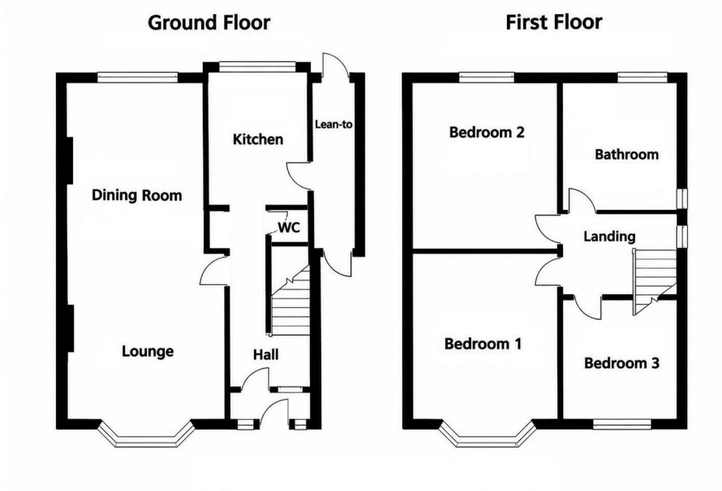
At St Matthew's Parade there are various shopping facilities including Post Office, Chemist, Off Licence and a Bakery. There is a Morrisons Supermarket approximately half a mile away. A local bus service to Northampton town centre runs from St Matthews Parade.

COUNCIL TAX

West Northamptonshire Council - Band C

AGENTS NOTE

The vendor is a relative of a director of Richard Greener Estate Agents.



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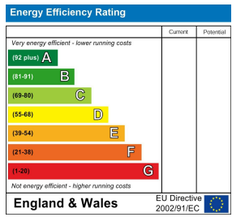

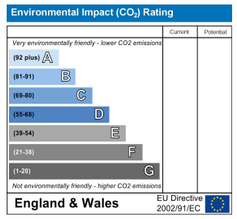

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9 Westleigh Office Park, Northampton, NN3 6BW
T: 01604 230222 F: 01604 232627
www.richardgreener.co.uk

95 Fairway, Northampton, NN2 7JY



£265,000 Freehold

An attractive and beautifully presented three-bedroom semi-detached home, enjoying a desirable position in the popular Kingsley area of Northampton, with views towards Kingsthorpe Golf Club. Offered with no upper chain, the property has recently undergone redecoration, creating a fresh and inviting interior that is ready to move straight into. The accommodation is thoughtfully arranged over two floors, with a welcoming entrance hall leading into a generous open-plan lounge/dining room, providing an excellent setting for both relaxation and entertaining. The ground floor also includes a kitchen and the convenience of a separate WC. Upstairs, three bedrooms are served by a family bathroom, offering a practical layout for modern family living. A particular highlight is the generous rear garden, providing plenty of room for outdoor entertaining, gardening or simply enjoying the warmer months. To the rear, a service road allows vehicular access to off-road parking for two vehicles, adding valuable everyday convenience. Perfectly positioned for access to Northampton town centre and local amenities, this well-maintained home combines an attractive setting, comfortable accommodation and the appeal of a recently refreshed interior. With no upper chain, it presents an excellent opportunity for buyers seeking a straightforward move into a popular residential location.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH
Entered via a part glazed front door there is a furthe door leading to:-

ENTRANCE HALL
12'11 x 5'11
With stairs rising to the first floor and storage below, there is access to:-

WC
4'05 x 2'07
Suite comprising WC and hand wash basin

LOUNGE/DINING ROOM



LOUNGE AREA
14'02 x 11'10
A bay window to the front elevation, with TV points connected, this room is fitted with carpet and opens up to:-



DINING AREA
12'05 x 10'04
The dining area continues seamlessly from the lounge, creating a sociable open-plan space ideal for family meals and entertaining. Sliding glazed patio doors frame pleasant views over the rear garden and allow natural light to fill the room, while providing a direct connection to the outdoor space.



KITCHEN
10'09 x 7'05
A practical and well-arranged kitchen featuring a range of floor and wall-mounted cabinetry, with a gas range cooker providing an attractive central feature. There is space for a washing machine, dishwasher and fridge/freezer, offering excellent functionality for everyday family living. A large rear-facing window provides natural light and pleasant views over the garden, while a side door offers convenient access to the outside.



FIRST FLOOR

LANDING
Doors to:-

BEDROOM ONE
14'02 x 10'03
Benefiting from a bay window on the front elevation, there is space for a double bed, with carpet fitted.



BEDROOM TWO
11'11 x 10'03
Windows overlooking the rear garden with space for a double bed and carpet fitted



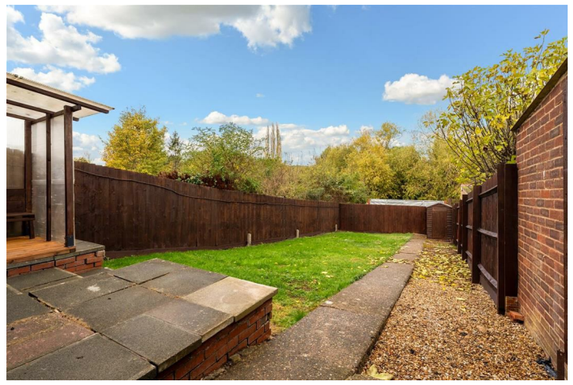
BEDROOM THREE
8'11 x 7'09
Space for a single bed with a window to the front elevation and carpet fitted.

BATHROOM
8'03 x 7'07
Suite comprising separate bath and shower cubicle, with tiled splashbacks, a WC and hand wash basin with a window to the side and rear elevations.



OUTSIDE

REAR GARDEN
An attractive rear garden, accessed through a useful side lean-to with doors opening to both the front and rear of the property. The garden is mainly laid to lawn, offering a generous outdoor space, while a raised patio provides an inviting setting for al fresco dining and entertaining. Enclosed by timber fencing, the garden offers a pleasant, sunny aspect.



PARKING
Off-road parking for two vehicles is provided to the rear of the property, accessed via a shared service road. There is potential to install a pedestrian gate, creating convenient direct access between the parking area and the rear garden.

For further information on viewing call 01604 230222