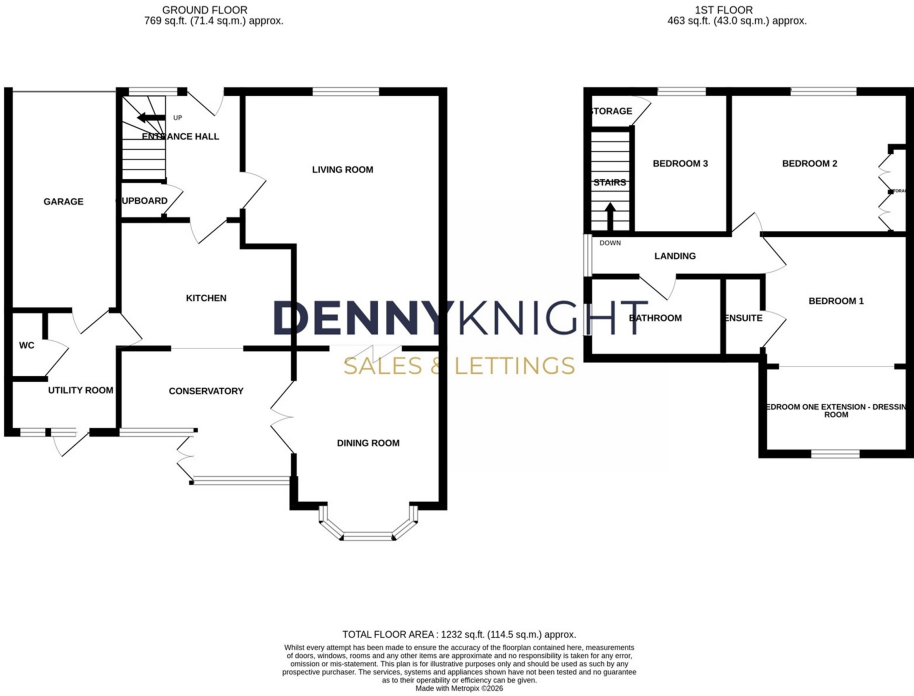


Make the right move!



245 Eastern Avenue North, Northampton. NN2 7AS.

£325,000 Freehold

Denny Knight Sales & Lettings are pleased to introduce to the market, this beautifully presented three-bedroom semi-detached family home, situated in the popular and well-established area of Kingsthorpe, Northampton.

Presented in immaculate condition throughout, this attractive property offers well-proportioned accommodation with a number of excellent improvements, including a double-storey rear extension, creating a particularly spacious master bedroom, as well as a conservatory providing additional versatile living space.

PROPERTY MISDESCRIPTIONS ACT 1991
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

GROUND FLOOR

Entrance Hall

8' 5" x 8' 9" (2.57m x 2.67m)

Comprising of; Tiled flooring. Staircase leading to first floor with under storage. UPVC double glazed window and door to the front aspect. Radiator.

Kitchen

11' 11" x 11' 9" (3.63m x 3.58m)

Comprising of; Tiled flooring. Breakfast bar inbuilt. Eye level and base level kitchen storage units and drawers. Electric hob and extractor fan over. Electric double oven & grill. Solid worktop space with inbuilt sink and draining board with mixer tap over. Open window looking out to conservatory.

Utility Room

7' 2" x 4' 5" (2.18m x 1.35m)

Comprising of; Wall mounted boiler. Eye level and lower level storage. Door leading to W/C & Door leading to garage. Washing machine. Space and electric for fridge/freezers. Stable door leading to rear garden.

W/C

2' 6" x 4' 8" (0.76m x 1.42m)

Comprising of; W/C. Hand wash basin with mixer tap over. Towel holder and wall mounted mirror.

Living Room

12' 4" x 11' 6" (3.76m x 3.51m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed window to the front aspect.

Family Room

9' 9" x 7' 6" (2.97m x 2.29m)

Comprising of; Carpet flooring. Radiator. Folding doors leading to Dining Room.

Dining Room

10' 0" x 9' 0" (3.05m x 2.74m)

Comprising of; Bay window to the rear aspect. Carpet flooring. Radiator. Double doors leading to conservatory.

Conservatory

10' 10" x 9' 4" (3.30m x 2.84m)

Comprising of; Laminate wood flooring. UPVC double glazed windows surrounding with double doors leading to rear garden. Radiator. Open window looking through to kitchen.

Garage

7' 6" x 14' 11" (2.29m x 4.55m)

Power and lighting. Electric roller door.

FIRST FLOOR

Bedroom One

9' 7" x 14' 10" (2.92m x 4.52m)

Comprising of; Wooden floorboards. Radiator. UPVC double glazed window to the rear aspect. Door leading to ensuite shower room.

Ensuite Shower Room

2' 8" x 5' 7" (0.81m x 1.70m)

Comprising of; Shower cubicle with electric shower. Hand wash basin with mixer tap over.

Bedroom Two

11' 2" x 9' 10" (3.40m x 3.00m)

Comprising of; Laminate flooring. Built in storage. Radiator. UPVC double glazed window to the front aspect.

Bedroom Three

6' 7" x 9' 10" (2.01m x 3.00m)

Comprising of; Wooden flooring. Radiator. UPVC double glazed window to the front aspect. Storage cupboard.

Bathroom

9' 2" x 5' 7" (2.79m x 1.70m)

Comprising of; Panelling surround. Bath with mixer tap over and shower head over. Hand wash basin with mixer tap. W/C. UPVC double glazed window to the side aspect. Heated towel rail.

