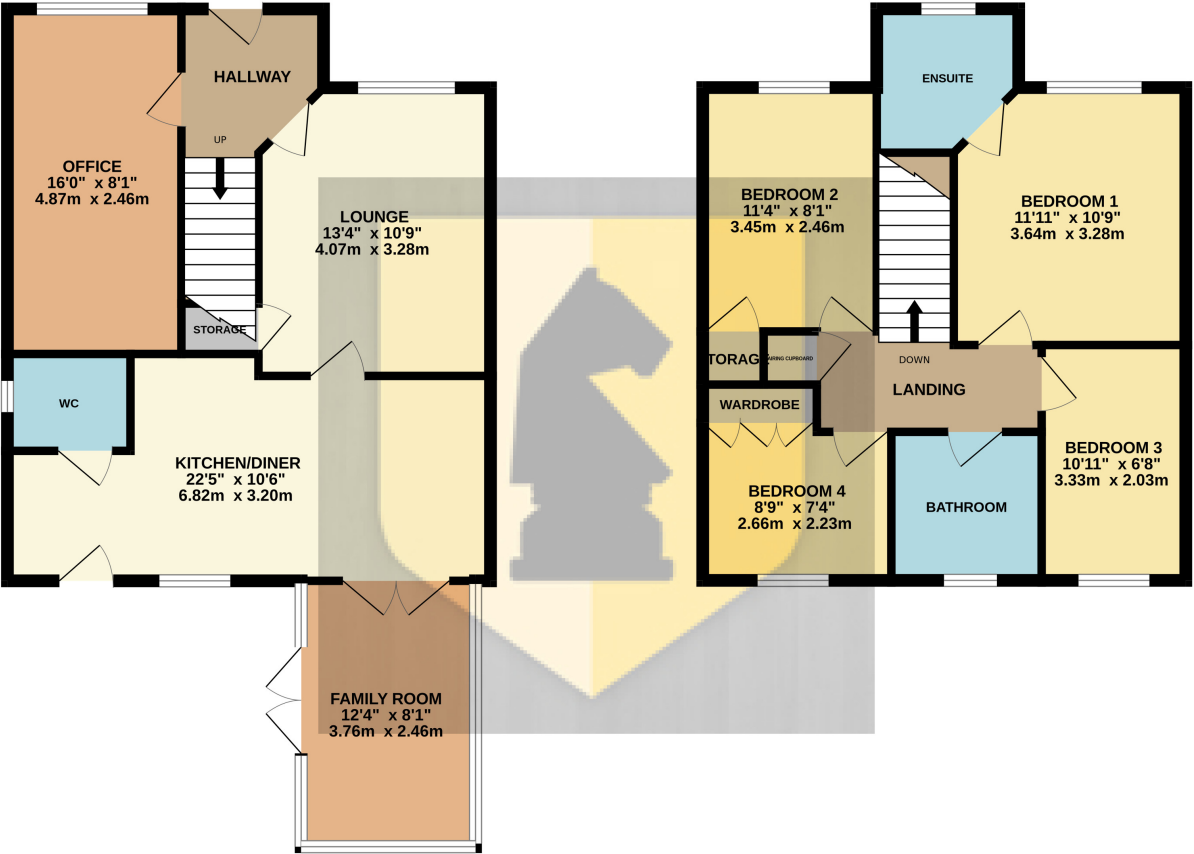


Make the right move!



GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.

1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 1199 sq.ft. (111.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**40 Auckland Close,, Northampton,
Northamptonshire. NN2 7BJ.**

£385,000 Freehold

Edward Knight Estate Agents are pleased to present this immaculately maintained four-bedroom detached property located in a quiet cul-de-sac which is safe and family oriented. The home has been updated throughout by the current owners, who have also converted the garage for added space. The accommodation includes an entrance hall, lounge, kitchen/diner, family room, office/playroom, and cloakroom on the ground floor. Upstairs, you'll find four bedrooms, with an en-suite in the master bedroom, along with a family bathroom. The property also offers a driveway at the front and a landscaped rear garden that backs onto allotments and therefore provides a better enjoyment of privacy. Additional features include UPVC double glazing and gas radiator central heating. Viewing is highly recommended to appreciate the excellent condition of this lovely home.

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

Hallway

Entered via panelled door. Coving. Radiator. Stairs rising to first floor. Door leading to:

Lounge

13' 7" max x 10' 9" max (4.14m max x 3.28m max) UPVC double glazed window to front aspect. Electric feature fire with surround and marble hearth. Coving. Radiator. TV and telephone points. Storage cupboard. Door into:

Kitchen/Diner

22' 5" x 10' 6" (6.83m x 3.20m) fitted modern kitchen suite comprising sink unit, floor standing cupboards with worktop above, eye level cupboards, integrated double oven, gas hob and extractor above, Space for fridge/freezer, dishwasher and washing machine. Radiator. UPVC double glazed window to the rear aspect. Timber door leading to the rear garden. Double doors leading into the family room

Family Room

12' 3" x 8' 1" (3.73m x 2.46m) UPVC double glazed windows to the rear and side aspects. Double doors into the garden

WC

Two piece suite comprising: Low flush Wc. Pedestal wash hand basin. Radiator. Obscured double glazed window to the side aspect.

Office/Play Room

16' 0" x 7' 9" (4.88m x 2.36m) UPVC double glazed window to the front aspect. Radiator.

First Floor

Landing

Airing cupboard. Loft access. Radiator. Doors leading to:

Bedroom One

12' 4" max x 10' 9" (3.76m max x 3.28m) UPVC double glazed window to front aspect. Fitted triple wardrobes. Radiator. TV and telephone point. Storage cupboard. Door leading to en-suite.

En Suite

Three piece suite comprising: Low flush Wc. Enclosed corner shower cubicle, pedestal wash hand basin. Extractor fan. Radiator. Obscured double glazed window to the front aspect.

Bedroom Two

11' 3" x 8' (3.43m x 2.44m) UPVC double glazed window to front aspect. Built-in single wardrobe. Radiator. TV point.

Bedroom Three

11' 1" x 6' 4" (3.38m x 1.93m) UPVC double glazed window to rear aspect. Radiator.

Bedroom Four

7' x 8' 8" (2.13m x 2.64m) UPVC double glazed window to rear aspect. Built-in triple wardrobes. Radiator.

Bathroom

Three piece suite comprising: Low flush Wc. Pedestal wash hand basin. Panelled bath with shower over. Radiator. Tiled to water sensitive areas. Obscured double glazed window to the rear aspect.

Externally

Front Garden

Predominantly off road parking for two cars with gravel boarder to one side with inset shrub planting.

Rear Garden

Landscaped rear garden with patio area leading onto predominantly laid lawn, with decorative gravel borders with shrub planting, leading onto a second patio area and tiered rockery with low maintenance pebbles. Enclosed by timber panel fencing with private outlook over allotments. Gated side access. Security light. Cold tap.

Local Amenities

Kingsthorpe is a suburb to the north-west of the major town of Northampton. The river Nene flows through the area to the west. The suburb facilities are centred around the main A508 and A5199 roads between Northampton town centre, Market Harborough and Leicester respectively. There are many areas of Kingsthorpe that make it up: Kingsthorpe Hollow, Kingsthorpe Grove, Kingsthorpe Village, Spring Park, Boughton Rise and Brampton Park. There are local churches including St Aidans R C Church and Saint John the Baptist located in the Village, Reynard Way Evangelical Church and The Methodist Church located off Welford Road. Local amenities include two big chain supermarkets, restaurants, public houses, takeaways, newsagents, estate agents, travel agents and pharmacies. Local schooling includes Whitehills Primary, Whitehills Nursery, Sunnyside Primary, All Saints CEVA Primary, Kingsthorpe Village Primary, Kingsthorpe Grove Primary, Green Oaks Primary, The Good Shepherd Catholic Primary and Northgate School Arts College. Higher education institutes include Kingsthorpe College and University Park Campus Northampton and both can be found off Boughton Green Road. There is also Acre Lane Recreation Ground and The Pastures Community Centre. Kingsthorpe is near to many walks including Harlestone Firs and Brampton Valley Way.

