

Make the right move!



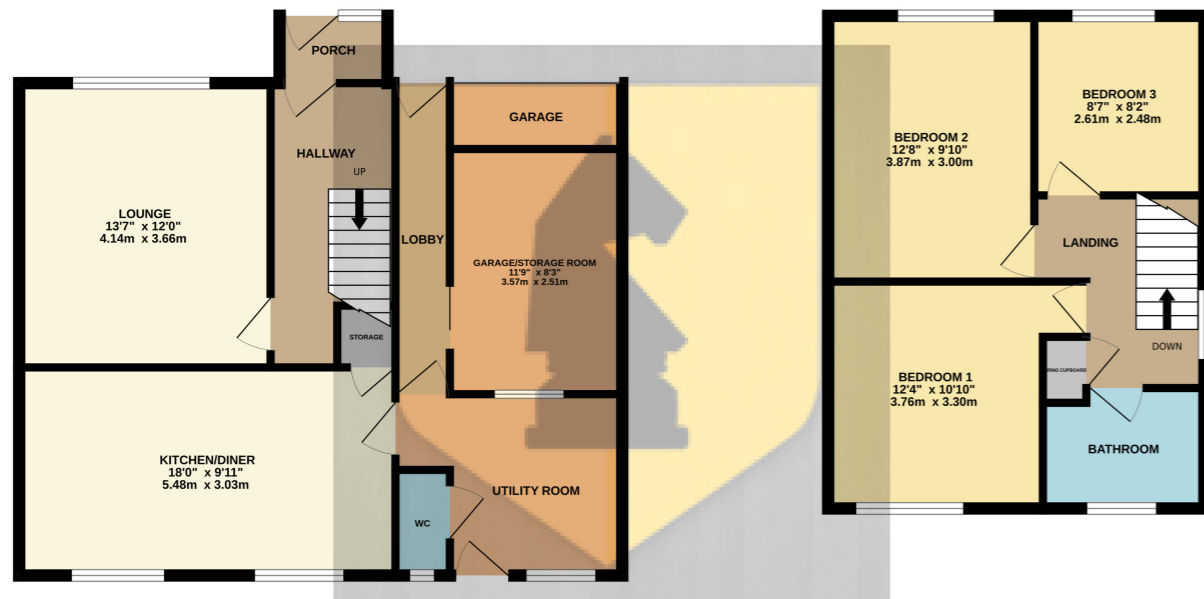
**114 Hinton Road, Northampton. NN2 8NG.**

**£293,500 Freehold**

Edward Knight Estate Agents are excited to present for sale a spacious three-bedroom semi-detached house, complete with a driveway and garage, situated in the Kingsthorpe area. The property is conveniently located within walking distance of Kingsthorpe College, various local amenities, a public bus stop, and just a ten-minute drive from Northampton train station. The accommodation briefly includes: a porch, hallway, lounge, kitchen/diner, utility room, and WC. The first floor features a landing, three sizable bedrooms, and a family bathroom. The rear boasts a fully enclosed garden with a patio and a brick-built outhouse, while the front offers a block-paved driveway with off-road parking for two vehicles. Contact us to schedule a viewing. EPC Rating: C. Council Tax Band: C.

GROUND FLOOR  
694 sq.ft. (64.5 sq.m.) approx.

1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1117 sq.ft. (103.8 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.  
Made with Metropix ©2024



**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

### Porch

Entry via UPVC double glazed door. Door into:

### Hallway

Stairs leading to the first floor. Doors into:

### Lounge

13' 7" x 12' 0" (4.14m x 3.66m) UPVC double glazed window to the front aspect. Radiator.

### Kitchen/Diner

18' 0" x 9' 11" (5.49m x 3.02m) Fitted kitchen suite comprising a range of grey base and wall mounted units with solid wood worktop surfaces over. Single sink unit with drainer and mixer tap over. Built in oven with gas hob and extractor over. Radiator. Two UPVC double glazed windows to the rear aspect. Door to: -

### Utility Room

10' 7" x 8' 9" (3.23m x 2.67m) Range of wall mounted units. Worktop surface with space for a washing machine and tumble dryer under. Space for a fridge/freezer. UPVC double glazed window to the rear aspect. UPVC double glazed door leading to the rear aspect.

### WC

Two piece suite comprising: Low flush Wc. Wash hand basin. Radiator. UPVC Obscured double glazed window to the rear aspect.

### Garage Room

11' 9" x 8' 3" (3.58m x 2.51m) Power and lighting

## First Floor

### Landing

UPVC double glazed window to the side aspect. Airing cupboard. Doors into:

### Bedroom One

11' 0" x 10' 3" (3.35m x 3.12m) UPVC double glazed window to the rear aspect. Radiator.

### Bedroom Two

12' 8" x 9' 10" (3.86m x 3.00m) UPVC double glazed window to the front aspect. Radiator.

### Bedroom Three

8' 7" x 7' 10" (2.62m x 2.39m) UPVC double glazed window to the front aspect. Radiator.

### Bathroom

Three piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Panelled bath with shower over. Heated towel rail. UPVC Obscured double glazed window to the rear aspect.

## Externally

### Front Garden

Fully block paved driveway providing off road parking for two cars leading to the garage.

### Rear Garden

Large enclosed rear garden with a patio area leading to a large lawn area. Brick built outhouse.

## Garage

Up and over door.

