



Kingsthorpe Grove, Northampton, NN2 6NT



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Number 56 Kingsthorpe Grove has been comprehensively and tastefully updated to a high standard by the current owner, being sympathetic to the age of the property they have successfully enhanced its beautiful period features and it is immaculately presented throughout. In brief the accommodation comprises: spacious entrance hallway with original staircase and impressive Victorian tiled floor. There's a well proportioned living room with stunning bay window and feature fireplace with Portland Stone surround and cast iron insert. Another large reception room next door, currently used as a formal dining room with solid wood floor and french doors onto the decking. To the rear of the property, and leading out to a fabulous south facing garden is a gorgeous refitted breakfast kitchen/family room. The kitchen has been refitted with 'French Grey' gloss handleless units incorporating integrated dishwasher, gas hob and pop up extractor, a full appliance wall with 2 built in ovens, microwave, coffee machine and 'American' style fridge/freezer. All perfectly complimented by granite worksurfaces and Karndean flooring. There's plenty of dining space around the breakfast bar and this blends seamlessly with the family area which benefits from a fireplace with woodburning stove. This space truly enhances the living accommodation in this period property. Completing the ground floor is a cloakroom/w.c and stairs leading down to the basement which has a laundry room and games room/cinema room.

To the first floor the stunning traditional features continue with a large landing area. The generous master bedroom boasts a feature bay window and fireplace with polished cast iron insert, there's a good sized walk in wardrobe and ensuite shower room. Bedroom two is a good sized double with feature fireplace and built in wardrobe and, to the rear of this lovely family home with views over the garden, bedroom three is another generous double with feature fireplace and french doors opening up to a 'juliet' balcony. Finishing off the first floor is a spacious family bathroom which has been recently refitted with freestanding bath and walk in shower. Stairs lead up to the second floor where there's a w.c, a fourth good sized double bedroom and bedroom five currently used as a study.



- VICTORIAN TOWNHOUSE
- DEVELOPMENT PLOT
- SEMI DETACHED
- RECENTLY REFITTED BATHROOM
- OVER 2000 SQUARE FEET
- LARGE BREAKFAST KITCHEN/FAMILY ROOM
- FIVE BEDROOMS
- CONVERTED BASEMENT
- PERIOD FEATURES
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- OFF ROAD PARKING
- GARAGE
- GENEROUS RECEPTION ROOMS







Internally the property boasts a wealth of period features, upvc double glazing and gas central heating throughout, it's highly insulated and energy efficient for a property of this age.

Externally this fantastic 'townhouse' doesn't disappoint either with its beautiful part walled south facing rear garden, which stretches to over 120ft. Mainly laid to lawn with expansive patio areas, outdoor lighting, privacy screening for a hot tub and large decked area ideal for entertaining.

This 'gem' of a property must be viewed



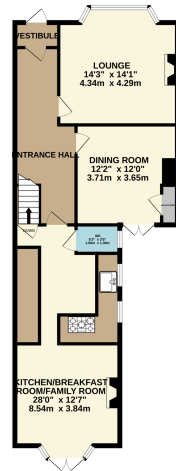




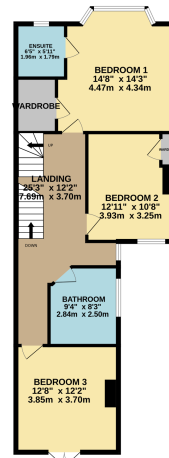
BASEMENT
235 sqm (2527 sq ft) approx.



GROUND FLOOR
858 sqm (9212 sq ft) approx.



FIRST FLOOR
756 sqm (8172 sq ft) approx.



SECOND FLOOR
344 sqm (3697 sq ft) approx.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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