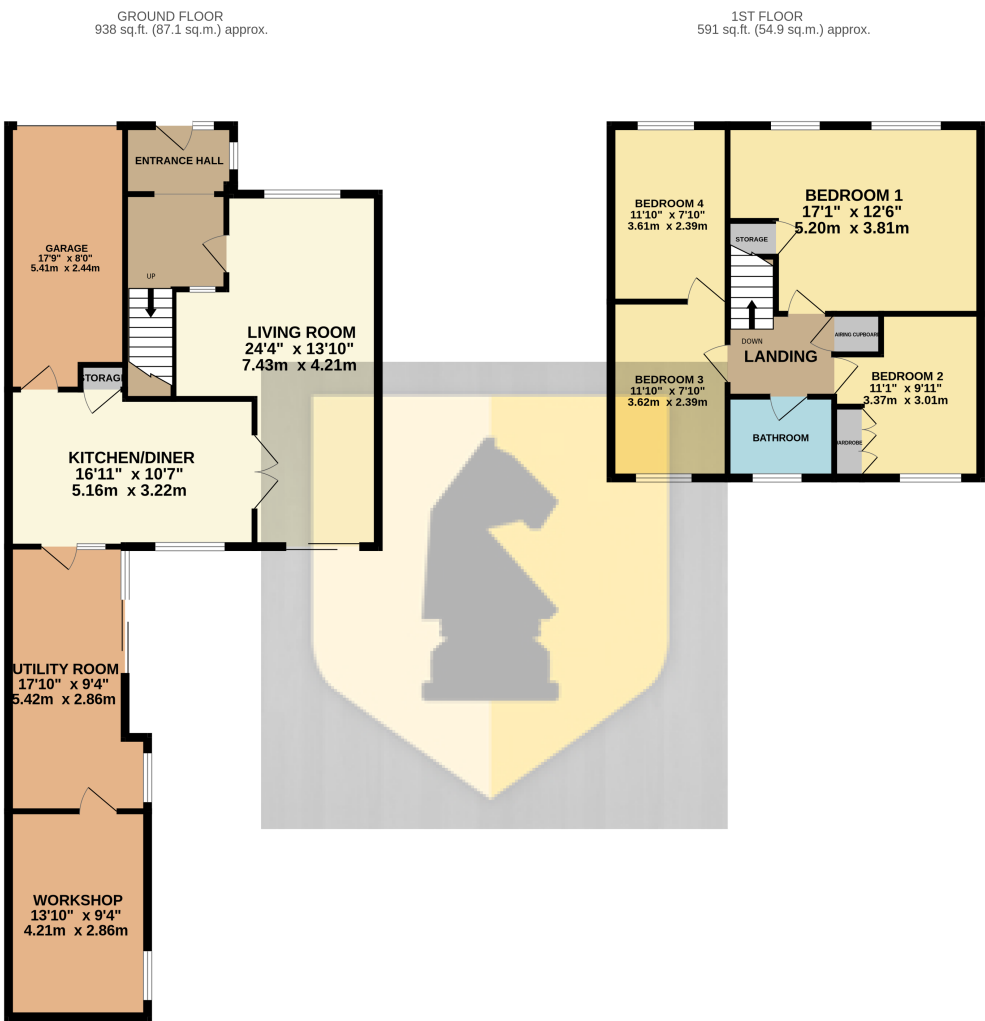


Make the right move!



TOTAL FLOOR AREA : 1528 sq.ft. (142.0 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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52 Rookery Lane, Northampton. NN2 8BX.

£305,000 Freehold

Edward Knight Estate Agents are pleased to present for sale this extended and well maintained four bedroom family home located in the sought-after Kingsthorpe area. The property features an entrance hall, living room, kitchen/diner, utility room, and workshop. On the first floor, there are four bedrooms and a family bathroom. Outside, a block paved driveway offers off road parking for several vehicles, leading to an integral garage. The rear garden is designed for easy upkeep, with a patio area and artificial lawn. Additionally, the home is equipped with double glazing and gas central heating throughout.

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

Entry via a UPVC door. Double glazed window to the front and side aspect. Radiator. Stairs leading to the first floor. Door into:

Living Room

24' 4" x 10' 2" (7.42m x 3.10m) UPVC double glazed window to the front aspect. Double glazed sliding doors to the rear aspect. Feature fireplace. Two radiators. Double doors into:

Kitchen/Diner

16' 11" x 10' 7" (5.16m x 3.23m) Fitted kitchen suite comprising of a range of base and eye level units with roll top work surfaces mounted over. Inset one and a half bowl sink and drainer unit with mixer tap over. Space for freestanding oven with extractor hood over. Space and plumbing for dishwasher and fridge/freezer. Double glazed window to the rear aspect. Radiator. Storage cupboard. Door leading into the garage.

Utility Room

17' 10" x 9' 3" (5.44m x 2.82m) Sliding door to the rear garden. Two windows to the side aspect. Radiator. Space and plumbing for washing machine and tumble dryer. Door into:

Work Shop

13' 10" x 9' 4" (4.22m x 2.84m) Double glazed window to the side aspect. Radiator.

First Floor

Landing

Airing cupboard. Doors into:

Bedroom One

17' 1" x 12' 6" (5.21m x 3.81m) Two double glazed windows to the front aspect. Radiator.

Bedroom Two

11' 1" x 9' 11" (3.38m x 3.02m) Double glazed window to the rear aspect. Radiator. Built in wardrobes.

Bedroom Three

11' 10" x 7' 10" (3.61m x 2.39m) Double glazed window to the rear aspect. Radiator. Door into:

Bedroom Four

11' 10" x 7' 10" (3.61m x 2.39m) Double glazed window to the front aspect. Radiator.

Bathroom

Three piece suite comprising: Low flush WC. Pedestal wash hand basin. Panelled bath with shower over. Chrome heated towel rail. Obscured double glazed window to the rear aspect.

Externally

Front Garden

Block Driveway providing off road parking for multiple cars.

Rear Garden

Enclosed rear garden with a patio leading to an artificial lawn.

