



BECTIVE ROAD
Kingsthorpe, Northampton, NN2

 **DAVID COSBY**
ESTATE AGENTS



83 Bective Road

Kingsthorpe, Northampton, NN2

£300,000 (Guide Price)

- 4 bedrooms
- Off-road parking
- Conservatory
- Family bathroom
- Sitting room
- Separate dining room
- Ground floor WC
- Popular Location

Description

83 Bective Road, Kingsthorpe is semi-detached family home with bay window, high ceilings, and hipped roof. This spacious home has off-road parking and gated side access to a good size rear garden with large timber shed/workshop. Ground floor accommodation includes south facing sitting room, dining room, kitchen, ground floor WC, large storage area, and conservatory. At first floor level there would have originally been three double bedrooms; however, the bedroom to the rear of the property has been subdivided with partitioning to create a total of four bedrooms together with a family bathroom with three-piece suite.



83 Bective Road is situated in the popular Kingsthorpe area close to the many shops and facilities on Kingsthorpe front including a Waitrose, eateries, and a post office.



The Property

Entrance Hall, Cloak Room & Store

Entrance to the property is via a part-glazed panel door to the side elevation. The entrance hall is fitted with oak effect laminate floor boards and low-level timber wall panelling. Carpeted stairs lead to the first-floor accommodation; decorative part-glazed doors lead to the sitting room and dining room and there is an opening providing access to the kitchen. A separate WC is located off the entrance hall and there is a useful large storage area with casement window.

Kitchen

The kitchen is located to the rear of the property with a 2-unit window overlooking the garden and a further window to the side elevation providing good natural lighting. Dark grey base and wall units with matching worksurfaces have been installed and include a built-in electric hob and oven with carbon filter hood over. A contemporary sink-and-half with drainer and chrome mixer tap is located beneath the main 2-unit window.

Sitting Room

The large sitting room with south facing segmental bay window is fitted with oak effect laminate floor boards, recessed spot lights to the high ceiling, and profiled timber picture rails. There is a feature fireplace with timber surround and tiled hearth. There is a low-level timber cupboard with double swing doors housing the digital electrical meter and consumer unit.

Dining Room

The dining room is located to the rear right hand side of the property and has double glazed French doors which open into the conservatory providing views of the rear garden and natural lighting. Decorative lining paper and profiled picture rails have been installed and the floor is finished with oak effect laminate boards.

Conservatory

The Georgian styled conservatory to the rear elevation comprises uPVC double glazed perimeter windows built off facing brick cavity walls with French doors leading onto the timber deck patio area.



A semi-detached family home with bay window, high ceilings, and hipped roof. This spacious home has off-road parking and gated side access to a good size rear garden with large timber shed/workshop.

The Property

Bedroom One

The main bedroom is a double room located to the front left-hand side of the property and has a leaded south facing 3-unit window providing good natural lighting.

Bedroom Two

Bedroom two is located to the rear right-hand side of the property and has far reaching views over Northampton and towards the Bramptons.

Bedroom Three

Bedrooms three and four were originally a large double bedroom; however, the current owners introduced partitioning to create two separate rooms. Bedroom three is located to the rear left-hand side of the property with a two-unit window, again with good views.

Bedroom Four

Bedroom four is a single with small casement window.

Bathroom

The family bathroom has full height slate effect wall tiling and recessed spot lights to the ceiling. The floor is finished with ceramic tiles. The three-piece suite comprises ceramic wash hand basin with chrome mixer tap and vanity unit, close-coupled WC, and bath with electric shower over and concertina glass screen.



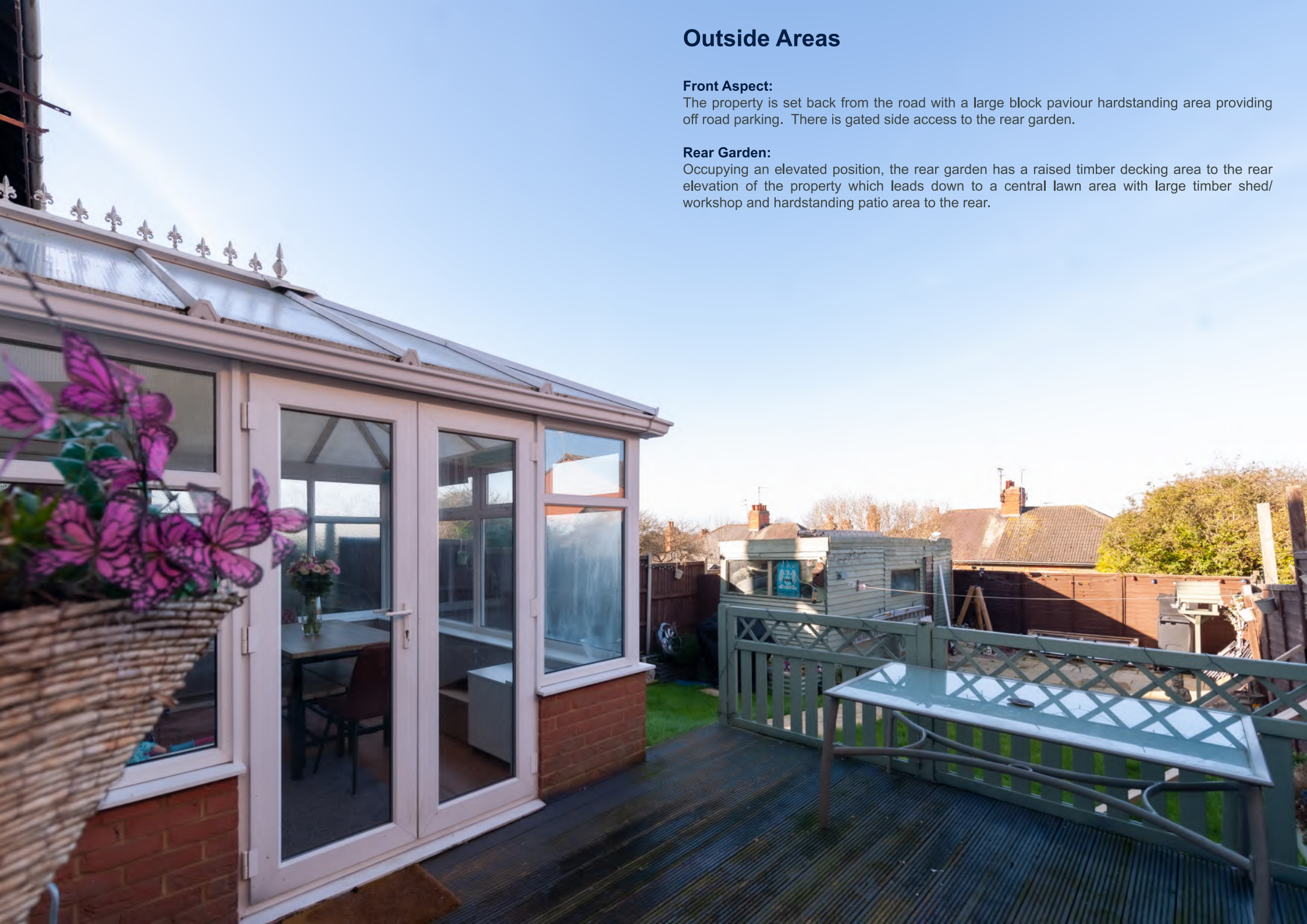
Outside Areas

Front Aspect:

The property is set back from the road with a large block paviour hardstanding area providing off road parking. There is gated side access to the rear garden.

Rear Garden:

Occupying an elevated position, the rear garden has a raised timber decking area to the rear elevation of the property which leads down to a central lawn area with large timber shed/workshop and hardstanding patio area to the rear.

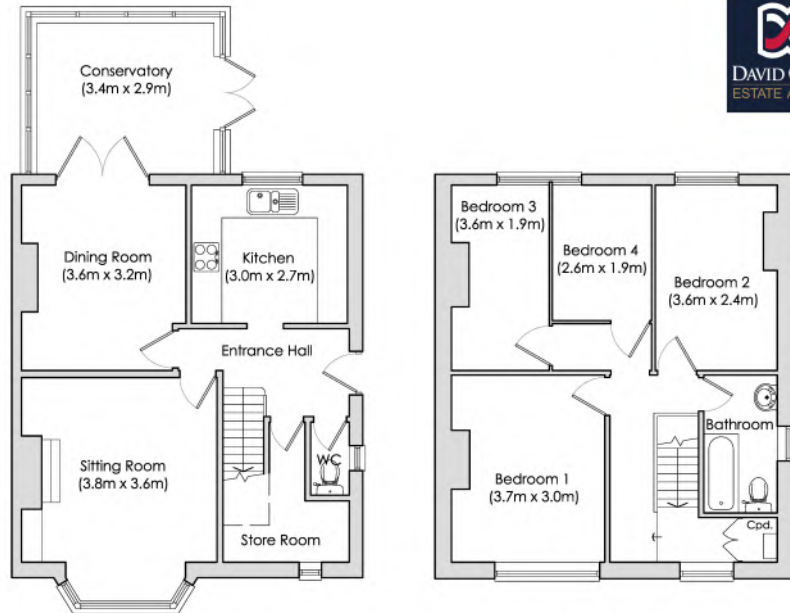


*Brampton
Valley Way*



Location

83 Bective Road is situated in the popular Kingsthorpe area close to the many shops and facilities on Kingsthorpe front including a Waitrose, eateries, and a post office. A short bus ride provides further shops, banks, and restaurants in Northampton town centre. Kingsthorpe recreation ground is close by providing sports facilities such as bowling greens, hard tennis courts, football pitches, and play areas and Brampton Valley Way, a 14-mile trail built on a former railway line, is also just a short distance from Bective Road and is popular with walkers and cyclists.



Ground Floor GIA = 59 sqm

First Floor GIA = 47 sqm

All measurements are approximate and for display purposes only. Dashed lines indicate sloping ceilings

TOTAL AREA (GIA) : 106sqm



EPC: Rating D

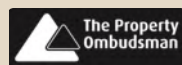
Local Authority: West Northamptonshire Council

Council Tax: Band B

Services: Water, Drainage, Electricity, Gas (LPG)

Maidford Road | Farthingstone | Northamptonshire | NN12 8HE
e: enquiries@davidcosby.co.uk | t: 01327 361664

www.davidcosby.co.uk



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