



45a Manor Road
Kingsthorpe Village, Northampton

oriordanbond



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Kingsthorpe Village
Northampton NN2 6QJ

£420,000

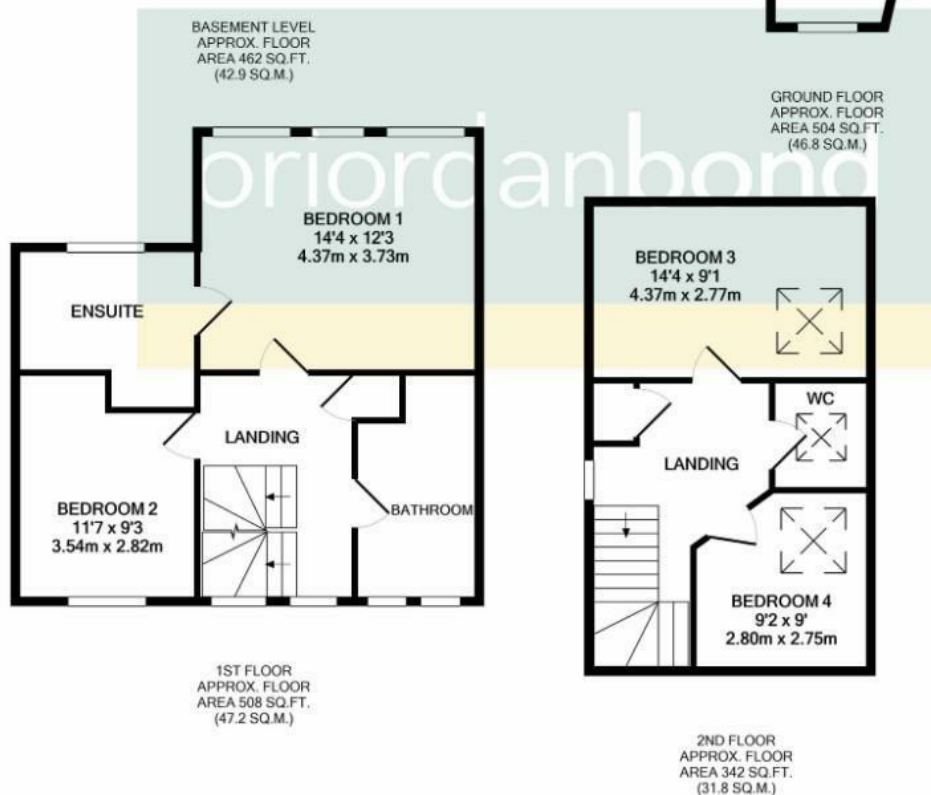
A rarely available property situated within the sought after Kingsthorpe Village. Set over four floors, the property has been thoughtfully and extensively designed throughout with great care and attention to detail.

Entrance hall, sitting room, lower level modern re-fitted kitchen, utility room, cloakroom/WC and dining room with bi-folding doors to the rear garden, first floor landing, master bedroom with en-suite, further double bedroom and family bathroom, second floor landing, two further bedrooms and a re-fitted WC. Outside is a private southerly facing rear garden and an integral garage. Further benefits include gas central heating, original features and under floor heating in the kitchen, bathroom and en-suite. (A/1700/M)

- Unique four storey four bedroom home
- Master bedroom with en-suite
- Two reception rooms and re-fitted kitchen
- Gas radiator heating
- Private south facing rear garden
- Integral garage







BASEMENT LEVEL
APPROX. FLOOR AREA
462 SQ.FT.
(42.9 SQ.M.)

GROUND FLOOR
APPROX. FLOOR AREA
504 SQ.FT.
(46.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA
508 SQ.FT.
(47.2 SQ.M.)

2ND FLOOR
APPROX. FLOOR AREA
342 SQ.FT.
(31.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1817 SQ.FT. (168.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Additional information

- Council Tax Band: E
- Energy Efficiency Rating: D

Viewing

Viewing strictly by appointment – details below

Disclaimer

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O’Riordan Bond Kingsthorpe Sales

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