



BY DESIGN

*Pines Close*

Harborough Road North, Northampton



# EXCLUSIVE NEW GATED DEVELOPMENT IN A POPULAR LOCATION!

This fantastic new development is located in the popular area of Kingsthorpe in Northampton and has good access to local amenities. This exclusive gated development offers 14 beautiful homes and is set far back from the main road, offering peace and privacy. There are 3 and 4 bedroom homes available, ranging from £395,000 to £550,000 and each have such a fantastic plot size and a private, enclosed rear garden. All 14 properties have underfloor heating on the ground floor and benefit from an air source heat pump!

This brochure is specifically for plots 9 and 12 which are identical. They offer 1080 sq ft of space and are priced at £395,000. These fantastic homes offer 3 double bedrooms and 2 bathrooms, a stunning open plan kitchen/dining room/living room and a utility room. These properties benefit from driveway parking and a private rear garden with large terrace.



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9 & 12 Pines Close, Harborough Road North, Northampton, Northamptonshire, NN2 8LS

## Ground Floor

When entering the property, you're greeted by the spacious entrance hall which gives access to the WC and the open plan kitchen/dining room/living room. The standard kitchens that come with these properties have solid oak countertops, however, you can upgrade to the stunning white Quartz countertops that's seen in the show home. Top of the range integrated Bosch appliances can be found, including a fridge/freezer, a dishwasher and an oven with induction hob and cooker hood. There is also a separate utility room just off the kitchen.

There is underfloor heating throughout the entire ground floor and you can also upgrade to beautiful engineered oak wood flooring, as seen in the show home. French doors open onto the large terrace which is perfect for alfresco dining, entertaining and family life.

















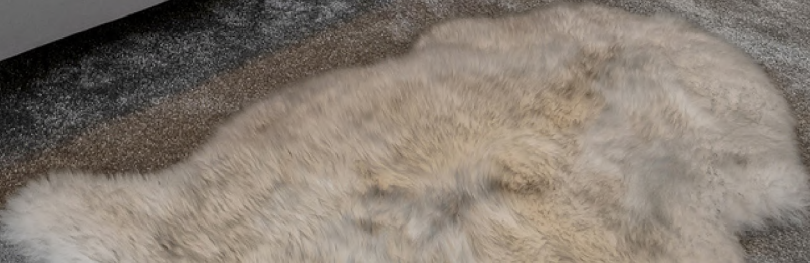
## First Floor

Stairs from the entrance hall lead up to the first floor landing where there are 3 double bedrooms and 2 bathrooms (one en-suite and a family bathroom).





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## Outside

Both homes benefit from driveway parking and they also have a private and enclosed rear garden with a large terrace, perfect for entertaining and for family life.



# Information

## Location

Pines Close is a new exclusive and gated development that sits far back from Harborough Road North, offering peace and privacy. Kingsthorpe is a popular location with good access to many local amenities including a Waitrose and other supermarkets, shops, post offices, pubs and restaurants as well as many other fast food outlets. Primary and secondary schooling is available in Kingsthorpe and in surrounding villages.

The village of Boughton is less than a mile away and boasts a thriving community with many active clubs and has a primary school, a church, a village hall, a pub, a pocket park and a cricket ground. Moulton village is less than 3 miles away and also offers primary and secondary schooling.

Access to the M1 motorway (Junction 15a) is approx. 6 miles away and the Northampton train station is only approx. 3.5 miles away and offers a direct line to London Euston in less than 1 hour.

## Services

Mains water and drainage. Air source heat pump heating and electricity.

## Tenure

Freehold

## Local Authority

West Northamptonshire Council

## Council Tax Band

TBC

## Management Charge

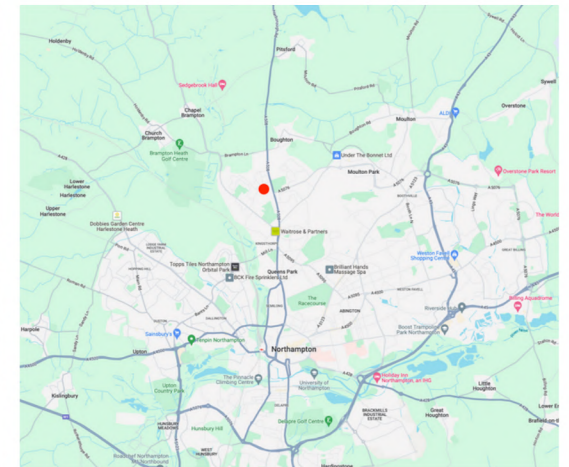
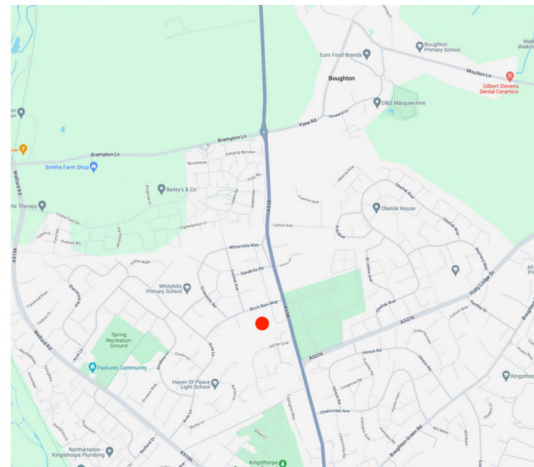
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## Viewing Arrangements

Strictly via the vendors sole agents By Design on 07393997427

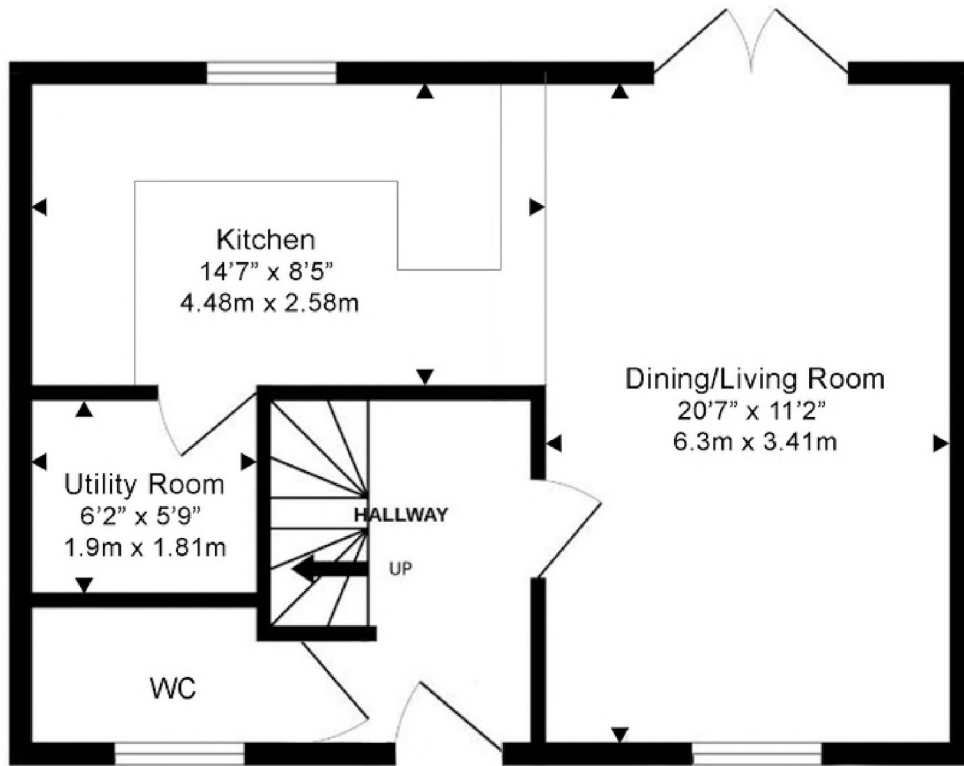
## Website

For more information visit [www.bydesignhomes.com](http://www.bydesignhomes.com)

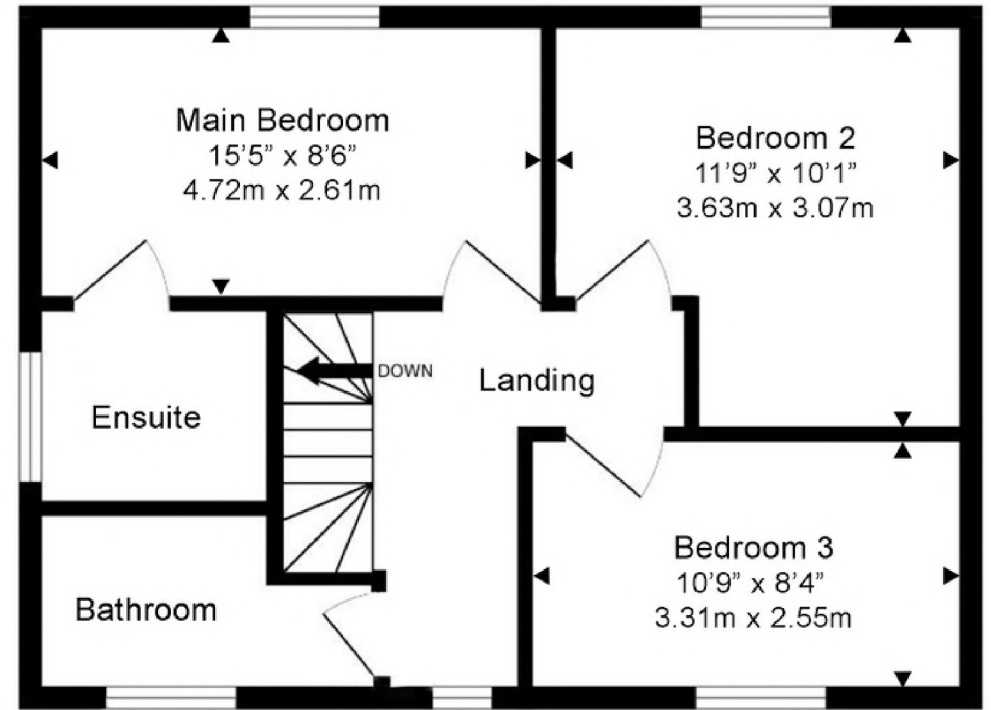


9 & 12 Pines Close, Harborough Road North, Northampton, Northamptonshire, NN2 8LS

£395,000



Ground Floor



First Floor

**PLOTS 9 & 12**  
 Gross Internal Area: 1080sq ft, 100m<sup>2</sup>

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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EPC: TBC



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances 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. For a free valuation, contact the numbers listed on the brochure.





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National audience  
*local knowledge*