

NEW INSTRUCTION



JULIAN WAY

Kingsthorpe Village, Northampton, NN2 8AA



DAVID COSBY
ESTATE AGENTS



Julian Way

Kingsthorpe Village, Northampton, NN2

Total GIA (Gross Internal Area) Approx. 73 sqm (786 sqft)



3 Bedrooms



2 Receptions



1 Shower Room

Features

- 1950s three-bedroom semi-detached bungalow
- Sought-after location in Kingsthorpe Village
- Backing onto Kingsthorpe Meadow Nature Reserve
- Generous sitting/dining room with patio doors
- Kitchen/breakfast room with side access
- Rear garden with patio, lawn, fruit trees, and horticultural area
- Off-road parking for two vehicles
- Potential for further extension (subject to consents)
- Offered for sale with no onward chain

Description

An extended 1950s three-bedroom semi-detached bungalow, set back from Julian Way in the sought-after Kingsthorpe Village area of Northampton. The property backs directly onto the Local Nature Reserve of Kingsthorpe Meadow, offering an attractive outlook over open pastureland. It also provides scope for further extension, subject to the necessary consents, with many neighbouring homes having added first-floor accommodation.

The well-planned interior includes three double bedrooms, a generous lounge and dining area with sliding doors to the garden, and a kitchen/breakfast room with side access. Outside, there is driveway parking for two vehicles and a split-level rear garden with a large patio, lawn with fruit trees, and a further area for horticultural use, all enclosed and enjoying a private rear aspect.



An extended three-bedroom bungalow in the heart of Kingsthorpe Village, enjoying a private rear aspect backing onto Kingsthorpe Meadow and offered for sale with no onward chain.

Accommodation

Entrance Porch & Hall

A double-glazed front door opens into the porch, with a side window. An internal glazed door leads into the central hallway, which provides access to all principal rooms including three bedrooms, the lounge/dining room, kitchen/breakfast room, and shower room.

The hallway provides access to the loft and includes a cupboard housing the electric meter and consumer unit, along with a hard-wired smoke alarm. It is finished with coving to the ceiling, fitted carpet, and has a telephone point.

Bedroom One

A double bedroom situated to the right-hand side of the property with a window to the front elevation. There is a built-in cupboard offering useful storage, and the room features coving to the ceiling and fitted carpet.

Bedroom Two

A double bedroom positioned to the left-hand side of the property with a window to the front elevation. The room includes coving to the ceiling and fitted carpet.

Bedroom Three

A large single bedroom with a window to the front elevation, coving to the ceiling, and fitted carpet.

Thinking of Selling?

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Accommodation

Lounge / Dining Room

The property has been extended to the rear, creating a spacious lounge and dining area. The lounge includes a decorative fireplace with a marble-effect and timber surround, housing an inset gas fire (not currently in use, as advised by the owner).

An archway opens into the adjoining dining room, which features a sliding patio door leading directly to the rear garden and patio. Both areas are neutrally decorated and include coving to the ceiling and fitted carpet.

Kitchen / Breakfast Room

Located to the rear of the property, the kitchen-breakfast room is fitted with a comprehensive range of wall and base units with complementary work surfaces.

A serving hatch provides a convenient connection to the dining area. There is space for a freestanding oven with an extractor fan above, plumbing and space for an automatic washing machine, space for a slimline dishwasher, and room for an upright fridge-freezer. The kitchen also features a 1½ bowl sink with drainer and mixer tap, along with plinth lighting. A window to the rear elevation offers pleasant views over the rear garden and adjoining open fields, while a part-obscured double-glazed door to the side provides access to the side aspect.

The room also accommodates space for a breakfast table and chairs, and is finished with neutral décor and ceiling coving.

Shower / Wet Room

Fitted with a close-coupled WC, pedestal wash hand basin, and a walk-in shower with a curved rail and grab handle.

A window to the side elevation provides light and ventilation, supplemented by a mechanical extract fan. Heating is provided by a radiator and a wall-mounted electric heater.



Grounds

Front Aspect

The property is set back from Julian Way, with a dropped kerb providing vehicular access to a block-paved parking area for two cars, while still allowing ample space for pedestrian access. Steps lead down to a further block-paved pathway running along the front of the property and leading to the entrance porch, bordered by pea shingle, established hydrangeas, and privet hedging. A gated block-paved pathway to the left-hand side provides separate access to the kitchen and continues through to the rear garden.

Rear Garden

The rear garden is arranged over split levels, with a generous upper patio accessed via sliding doors from the dining area, creating an ideal space for outdoor entertaining and alfresco dining. Steps lead down from the patio to the main lawn, which is enclosed by timber post-and-panel fencing and features established fruit trees, including apple and plum, currently in fruit. A seating area beneath the plum tree provides a pleasant, shaded spot within the garden.

A pergola and trellis divide the central lawn from the far rear section, which is laid out for horticultural use and enjoys natural shelter beneath a mature oak tree on Kingsthorpe Meadow.



Location

Julian Way forms part of a well-regarded residential area within Kingsthorpe Village and enjoys an attractive outlook over Kingsthorpe Meadow, a designated Local Nature Reserve providing riverside walks and open green space.

The property is well placed for everyday amenities. Kingsthorpe Shopping Centre, located less than half a mile away, offers a Waitrose, food stores, a pharmacy and other services, whilst a range of local shops and public houses can be found along Harborough Road. Recreational facilities are available nearby at Kingsthorpe Recreation Ground, which provides tennis courts, bowling greens and football pitches.

For families, there is a choice of schooling in the area including Kingsthorpe Village Primary School and Kingsthorpe College, a successful secondary school and sixth form.

The location is convenient for access to Northampton town centre and the wider road network. Northampton railway station lies approximately two miles away and provides regular services to London Euston in under an hour.

Property Information

Local Authority: West Northamptonshire Council

Services: Mains Water, Gas, Electricity, and Drainage

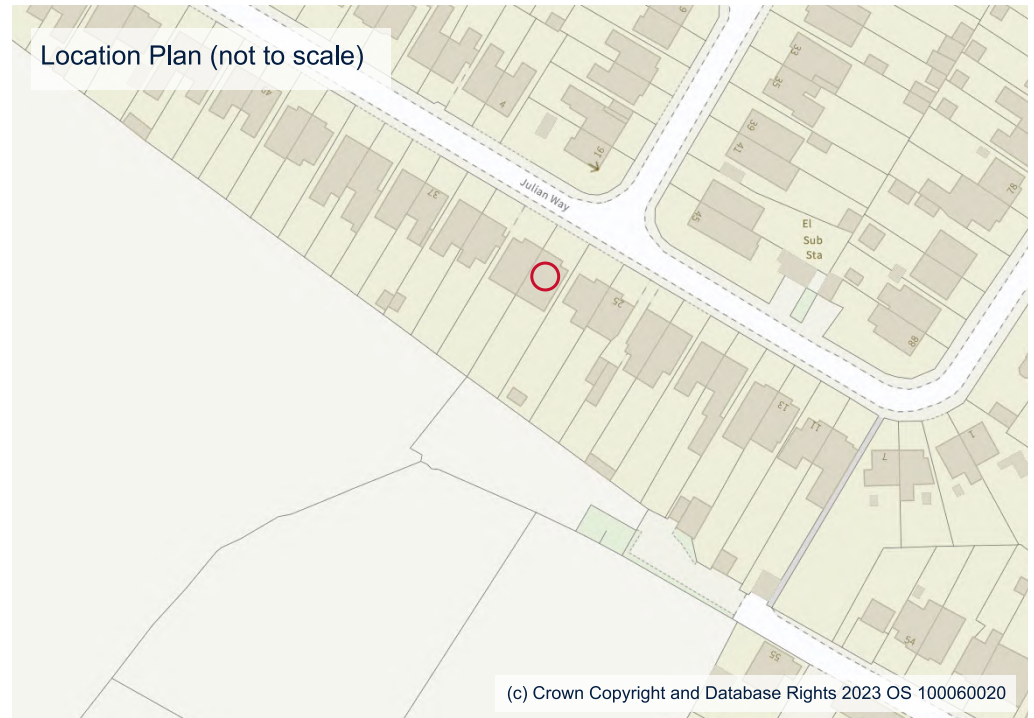
Council Tax: Band B **EPC:** TBC **Tenure:** Freehold

Broadband: Ultra Fast Broadband Available

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars, complete accuracy cannot be guaranteed, and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises nor tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

Please note that upon acceptance of an offer and in compliance with Anti-Money Laundering (AML) legislation we will need to undertake proof of identity and source of funds checks for each purchaser at a cost of £25 per person.



Julian Way, Kingsthorpe, Northampton, NN2 8AA

Approximate GIA (Gross Internal Area) = 73 sqm (786 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 73 sqm (786 sqft)



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