



# MILTON STREET NORTH

Kingsley, Northampton NN2 7DD



DAVID COSBY  
ESTATE AGENTS



# Milton Street North

Kingsley, Northampton

Total GIA Floor Area | Approx. 42sqm



2 Bedrooms



1 Reception



1 Shower room

## Features

- Semi-detached bungalow
- Newly renovated
- 2 Bedrooms
- Kitchen / breakfast area
- Integrated appliances
- Off-road parking
- Popular location
- Available with no onward chain

## Description

190 Milton Street is a renovated semi-detached bungalow with 2 bedrooms, open plan kitchen/breakfast area, front and rear gardens, and off-road parking. Immaculately presented and with a newly fitted kitchen with integral appliances and shower room, this delightful property is ready to move in to now with no onward chain.



Within Kingsley there are several small shops, restaurants, and a bank and, being within close proximity to Northampton town centre there is always a wide range of amenities within easy walking distance.

# The Property

## Entrance Hall

The entrance hall is accessed via a recessed porchway with brick arch over and tiled step. The main entrance door is newly installed with decorative top light and a five-bar locking mechanism. The entrance hall has natural lighting from the part glazed front entrance door and is fitted with oak effect laminate boards and a recessed grab mat. Walls are neutrally decorated, and solid oak doors lead to the principal bedrooms, shower room, and open-plan kitchen / breakfast / lounge area. Mains back up smoke detection is installed together with a sure stop water shut off valve.

## Kitchen/Breakfast Area

The kitchen/breakfast area is the hub of the house and is a large bright and airy space with a casement window above the kitchen sink overlooking the rear aspect. The kitchen is fitted with a range of newly installed shaker-style base and wall units in indigo blue, with solid oak chamfered worktops and upstands. A contemporary sink-and-a-half with drainer and chrome mixer tap has been fitted and integrated appliances include washer-dryer, dishwasher, and fridge freezer. An electric four burner induction hob has been installed with an electric oven below. A contemporary extractor hood is also installed. Heating is via contemporary vertical radiators which are fitted with individual thermostatic valves.

## Lounge

Perfect for entertaining or relaxing in the evening with double glazed French doors and matching side lights opening onto the rear garden and timber decking patio area. Floors are finished with oak effect laminate boards which flow through from the entrance hall and walls and ceilings are neutrally decorated with evenly spaced recessed spotlights providing artificial lighting.

## Shower room

The shower room is accessed off the entrance hall with a bifold solid oak door. Walls have contrasting chamfered metro tiles and floors are finished with mosaic style sheet vinyl. Natural lighting is provided by a top hung casement window to the side elevation and sanitary appliances include a contemporary close-coupled WC, ceramic wash hand basin with chrome pillar tap and matching vanity unit, and quadrant shower cubical with rainfall shower rose and separate shower hose. A ladder towel rail has been fitted and artificial lighting is provided by 2 no. recessed spotlights. Mechanical extract ventilation has been installed and above the wash hand basin is a mirrored anti-mist cabinet with integral and lighting.

## Bedroom One

Bedroom one is a double bedroom with a segmental bay window overlooking the front aspect. The room is neutrally decorated with newly fitted cut pile carpets and has a good sized two door wardrobe. A large ceiling hatch providing access to the roof void with an extendable ladder.

## Bedroom Two

Bedroom two is a good sized single bedroom with box bay window overlooking the front aspect. Walls are neutrally decorated, and floors are finished with newly fitted cut-pile carpet.





## Grounds

### Front Aspect

The front garden is of a good size and is mainly laid to gravel with a concrete slab area to the front right-hand side. This south facing aspect provides ample space for off road-parking and is bounded by well-tended privet hedge to the left- and right-hand sides. A pathway leads to the main front entrance with gated access to the rear garden.

### Rear Garden

The two-tier rear garden has a newly installed raised timber decking area which can be accessed from the French doors to the lounge. This patio area provides potential for alfresco dining and steps lead down to a further hard standing patio area. The centre of the garden is lawned with artificial turf and to the rear of the lawn is a large gravel area with useful garden shed. Perimeter boundaries comprise post and panel fencing, and external power points have been fitted.



## Location

The main focal point of Kingsley is the historic Racecourse which covers more than 118 acres and where horse races were held from 1770 until 1904. These events attracted visitors from far afield and during this period Kingsley Road was known as Gypsy Lane, from the gypsies who camped along it on race days (hence the nearby Romany Road and Romany public house). Nowadays The Racecourse has 18 mini, junior, and senior football pitches, 1 rugby pitch, 3 bowling greens, 7 cricket pitches and 6 tennis courts.

Kingsley has a Conservation Area which contains many impressive houses which have a blend of classical and Victorian Gothic architectural styles. The tree-lined St George's Avenue, Kingsley Road, and East Park Parade, together with the adjacent green space, help to make Kingsley a unique place to live and work.

Local schooling includes, Wallace Road Nursery School, Fairfields and Kingsley Primary Schools, with secondary at Malcolm Arnold Academy and Northgate School Arts College.

Within Kingsley there are several small shops, restaurants, and a bank and, being within close proximity to Northampton town centre there is always a wide range of amenities within easy walking distance.

The popular White Elephant public house sits at the junction of Kingsley Road and Kettering Road and overlooks the Racecourse. This impressive building was originally constructed in 1883 as the Kingsley Park Tavern, a residential club for racing people. When racing ceased it lay empty for 18 years, during which period it is said to have acquired the local name of "White Elephant".



## Property Information

**Local Authority:** West Northamptonshire Council (Northampton Area)

**Services:** Water, Drainage, Electricity, and Gas

**Council Tax:** Band B    **EPC:** Rating B

### ***Important Notice***

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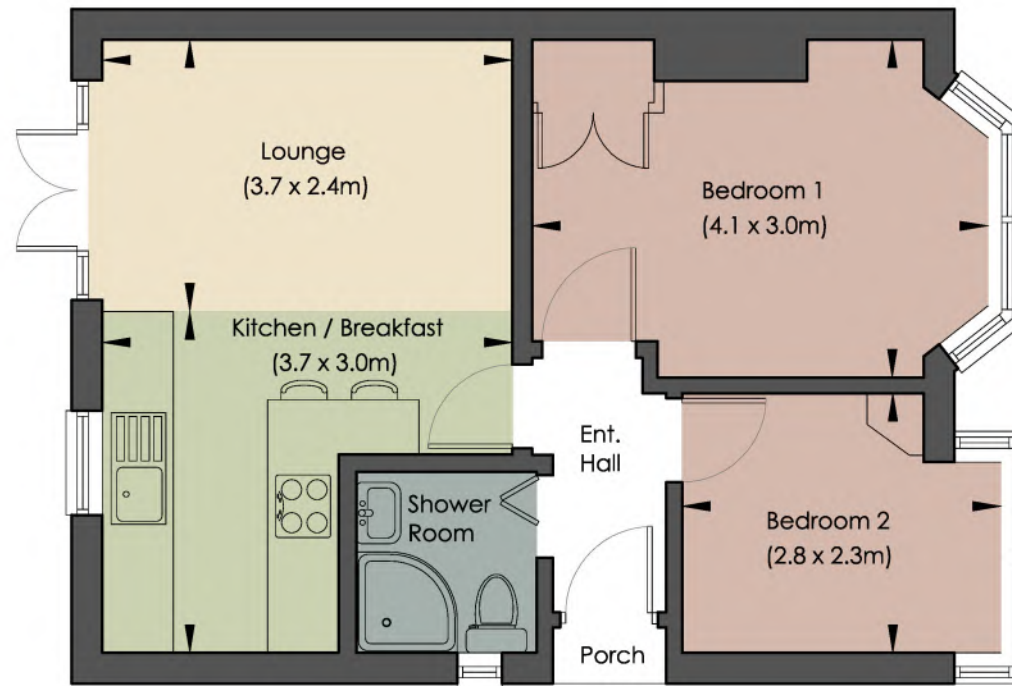
## 190 Milton Street North, Kingsley, Northampton NN2 7DD

Approximate GIA (Gross Internal Floor Area) = 42 sqm



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.



Floor area = 42 sqm





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