



KENDAL CLOSE
Boothville, Northampton

Carter Jonas

40 KENDAL CLOSE NORTHAMPTON NN3 6WJ

A LARGE FIVE BEDROOM DETACHED FAMILY HOME WITH THREE RECEPTION ROOMS. SITUATED ON A CORNER PLOT IN A CUL-DE-SAC LOCATION.

Reception Hall · Sitting Room · Dining Room · Study
Kitchen Breakfast Room · Utility · Cloakroom · Five
Bedrooms · Two Bathrooms · Double Garage · Parking
Gardens · EPC D

ACCOMMODATION

Reception hall with staircase and cloakroom off with toilet and wash basin.

Spacious sitting room comprising a central fireplace with a gas fire, an attractive surround and mantelpiece. French doors lead out onto the garden.

Double doors into the dining room with another set of double doors into the reception hall. Office with window.

Kitchen breakfast room with space for breakfast table or sofas. French doors lead out onto the garden. Range of cabinets with integrated double oven, gas hob, fridge and freezer.

Utility room with cabinets, sink, space and provision for laundry appliances and a door to the side aspect.

The principal bedroom is a large double room with a range of fitted wardrobes and dressing table. En suite comprising a corner bath, separate shower cubicle, wash basin and toilet.

Three further bedrooms all benefitting from wardrobes and a fifth large single bedroom with a wardrobe.



House bathroom comprising bath, separate shower enclosure, wash basin and toilet.

OUTSIDE

The property sits on a corner plot at the end of a cul-de-sac and has a tarmac driveway providing off road parking and a double garage with twin up and over doors, with power, door to garden and door into the house. The rear garden has a patio, lawn and borders.

LOCATION

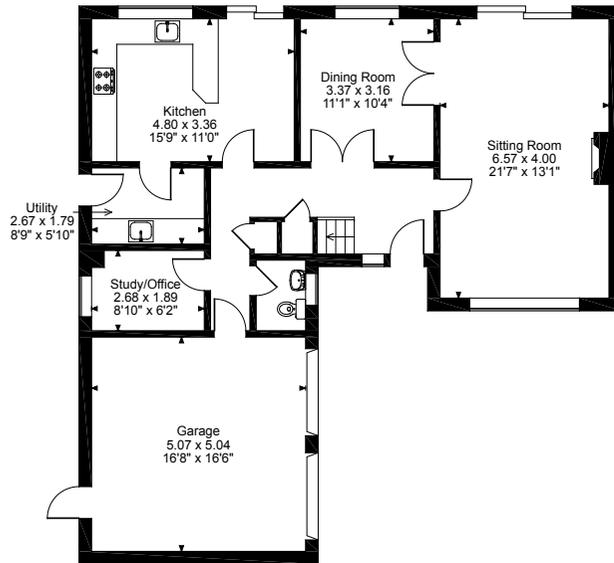
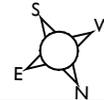
Located in the Boothville residential area of Northampton with many local amenities including shops, public houses as well as a large supermarket close by. The area caters for children up to and including secondary age in its preschools, primary schools and secondary schools.

- Northampton Railway Station 6 miles
(London Euston 46 minutes)
- M1 (Junction 15) 7 miles

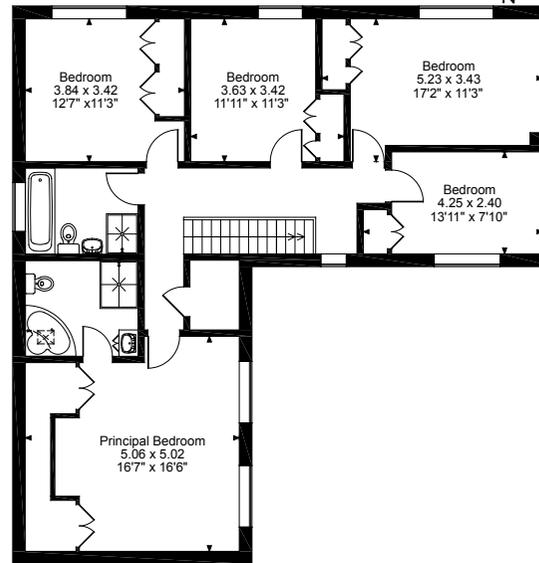
All times and distances are approximate



40 Kendal Close, Northampton, Northamptonshire
 Approximate Gross Internal Area
 Main House = 184 Sq M/1981 Sq Ft
 Garage = 26 Sq M/280 Sq Ft
 Total = 210 Sq M/2261 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Northampton 01604 608200

northampton@carterjonas.co.uk

12 Waterside Way, Bedford Road, Northampton NN4 7XD

carterjonas.co.uk

Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.