



TWIGDEN ROAD, NORTHAMPTON, NORTHAMPTONSHIRE, NN7
£260,000 FREEHOLD

Winkworth



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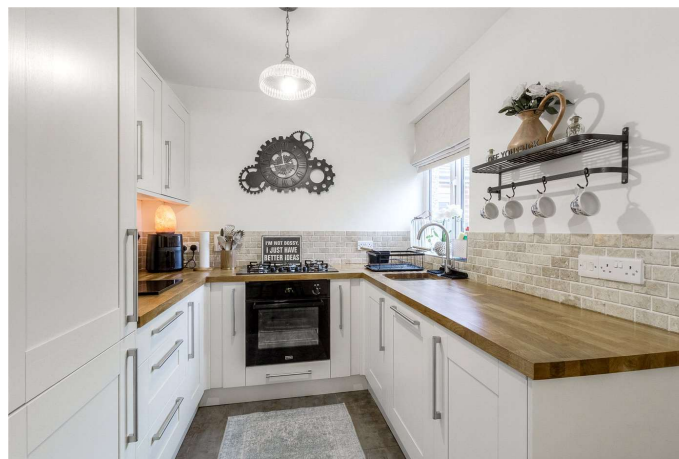
Presented to a high standard throughout, is this lovely two bedroom end terrace home, with a large rear garden, cloakroom, utility room and useful outhouse. Benefitting from having Gas fired central heating (serviced October 7th, 2025) and uPVC double glazing, this is a beautiful village home.

EPC Rating: 'D'

Council tax Band 'B'

LOCATION:

THE POPULAR VILLAGE OF KISLINGBURY IS SITUATED APPROXIMATELY 2 MILES FROM JUNCTION 16 OF THE M1 MOTORWAY AND APPROXIMATELY 3.5 MILES FROM JUNCTION 15A. THE VILLAGE HAS A VARIETY OF LOCAL FACILITIES INCLUDING A PARISH CHURCH, A VILLAGE STORE, PUBLIC HOUSES AND PRIMARY SCHOOL. SECONDARY EDUCATION IS PROVIDED AT CAMPION SCHOOL IN BUGBROOKE PLUS PRIVATE EDUCATIONAL ESTABLISHMENTS AT QUINTON HOUSE AND NORTHAMPTON HIGH SCHOOL FOR GIRLS. THERE IS A WIDER RANGE OF SHOPS AVAILABLE IN NORTHAMPTON TOWN CENTRE OR SIXFIELDS LEISURE COMPLEX WHICH IS CLOSE BY PLUS TRAIN SERVICES INTO LONDON EUSTON WITH JOURNEY TIMES IN LESS THAN ONE HOUR.



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The accommodation briefly comprises; Part glazed door to entrance hall. From the entrance hall a door leads through to the sitting room and stairs rise to the first floor. The living room features a beautiful open fire, (chimney was swept on November 12th, 2025, uPVC double glazed window to the front aspect and a door leads to the kitchen/dining. The kitchen dining room comprises a range of units at eye and base level with solid wood worktops over. There is an integrated oven with five ring gas hob, inset sink with mixer tap. Integrated appliances include a fridge/freezer and dishwasher. At the other end of the kitchen is a walk-in traditional pantry with a range of shelving and uPVC double glazed window to the side aspect. Further understairs storage is also accessed via the kitchen/dining room. There is dual aspect uPVC double glazed windows to the rear and side aspect. A further door from the kitchen leads to the utility room. The utility room, benefits from having plumbing for washing machine and space for a tumble dryer. A door leads to a downstairs WC with uPVC double glazed window to the rear aspect. A uPVC door from the utility room leads to the rear garden.

On the first floor expect to find two double bedrooms and a bathroom. The landing features a uPVC double glazed window to the side aspect. The main bedroom is a large double room, with uPVC double glazed window to the front aspect. There is a useful built in wardrobe and recess for a freestanding wardrobe to fit. Bedroom two has views over the rear garden and fitted storage units. The bathroom is a bright room with panel enclosed bath with wall mounted shower over, low flush WC and wall mounted sink. A uPVC double glazed window faces out to the rear aspect.

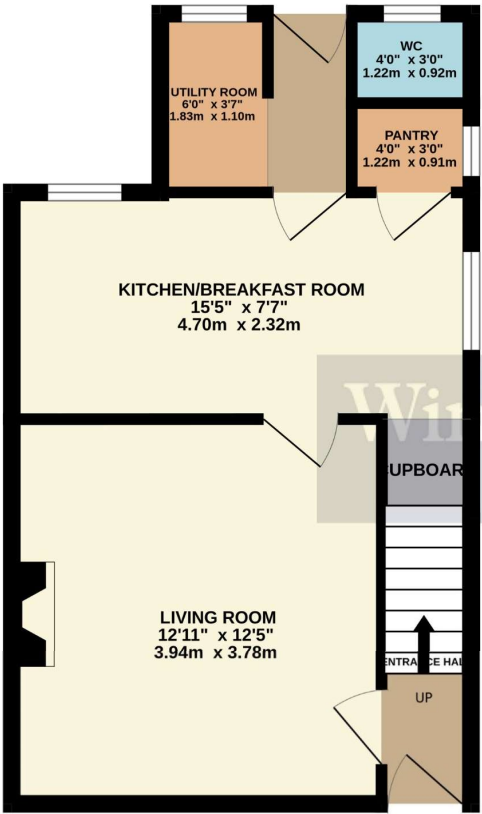
Externally to the rear, there is a large rear garden. Immediately to the rear of the property there is a paved area for seating and entertaining in the evenings. A picket fence and gate leads to the lawn area. The manicured garden is enclosed by a mixture of hedging and fencing. At the top of the garden is a timber with glazed windows summerhouse. Off the paved patio, there is a useful outbuilding, with power and lighting and a uPVC double glazed window. A gate leads to the side for pedestrian access. NB there is a shared walkway access to number 13 Twigden across the garden.

EPC Rating: 'D'

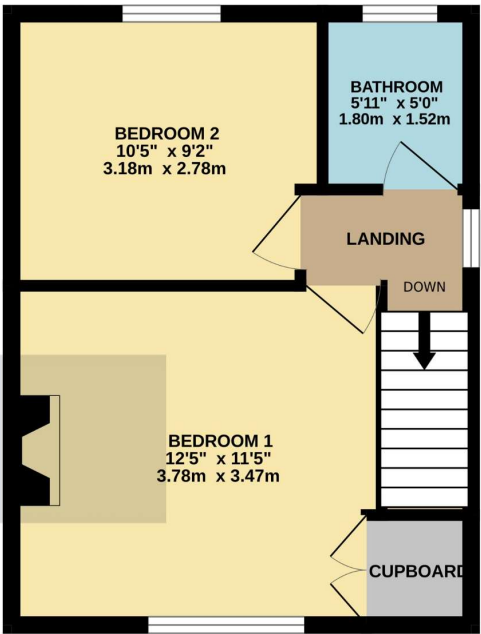
Council tax Band 'B'



GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	71 C
39-54	E		
21-38	F		
1-20	G		

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