

**19 Lockwood Close
Kingsthorpe
NORTHAMPTON
NN2 7SS**

£375,000



- **DETACHED FAMILY HOME**
- **NO ONWARD CHAIN**
- **REFITTED KITCHEN**
- **CONVERTED GARAGE & GARDEN ROOM**
- **ENCLOSED REAR GARDEN**

- **CUL-DE-SAC LOCATION**
- **FOUR BEDROOMS**
- **REFITTED BATHROOM & EN-SUITE**
- **SOLAR PANELS AND UNDERFLOOR HEATING**
- **ENERGY RATING: B**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in a quiet cul-de-sac, this beautifully presented family home is available with no onward chain. The property benefits from two solar panel systems which make the property very energy efficient. The ground floor features a spacious entrance hall, a convenient cloakroom, a spacious lounge, a dining room, a refitted kitchen, a utility room, and a charming conservatory. Upstairs, you'll find four bedrooms, including a master with an en-suite bathroom and fitted wardrobes, along with a family bathroom. The exterior boasts an enclosed low maintenance rear garden with access to a garden room/home office and a converted garage. The front offers a driveway with off-road parking for two to three vehicles. Additional highlights include uPVC double glazing and gas radiator heating.

Ground Floor

Entrance Porch

Enter via double glazed door, windows to front and side, door leading to entrance hall.

Entrance Hall

Stairs rising to first floor, understairs storage cupboard, underfloor heating, doors leading to cloakroom, lounge and utility room.

Cloakroom

Refitted with a two piece suite comprising low level W/C, wash hand basin, full height tiling to all walls, obscured window to side aspect.

Lounge

15'10" x 11'1" (4.85 x 3.39)

Bay window to front aspect, fireplace with log burner, glass panelled double doors leading to dining room.

Dining Room

9'4" x 11'2" (2.87 x 3.41)

Sliding patio doors to conservatory, underfloor heating, window to side aspect, door leading to utility room.

Utility Room

Built in storage cupboard, built in work surfaces, space for fridge/freezer, door leading to side garden, opening to kitchen.

Kitchen

10'4" x 7'9" (3.16 x 2.37)

Refitted with a range of wall and base level units with work surfaces over, two built in Neff ovens, fitted induction hob with extractor over, under unit lighting, space and plumbing for washing machine and dishwasher, underfloor heating, window to rear garden.

Conservatory

10'4" x 7'10" (3.16 x 2.39)

Brick based UPVC constructed conservatory, UPVC double glazed windows to all aspects, French doors leading to rear garden.

First Floor

Landing

Window to side aspect, doors to all rooms, loft access with pull down ladder, storage cupboard.

Bedroom One

10'11" x 10'2" (3.35 x 3.11)

Air Conditioning, built in wardrobes, bay window to front aspect, door leading to en-suite.

En-Suite

Refitted with a three piece suite comprising low level W/C, pedestal sink, shower cubicle with fitted shower over, full height tiling to all walls, chrome ladder radiator, obscured window to side aspect.

Bedroom Two

10'10" x 10'2" (3.32 x 3.11)

Window to rear aspect.

Bedroom Three

9'7" x 6'4" (2.94 x 1.94)

Window to rear aspect.

Bedroom Four

9'4" x 6'3" (2.86 x 1.92)

Window to front aspect.

Bathroom

Refitted with a three piece suite comprising low level W/C, shower bath with fitted shower over, wall mounted pedestal sink, low level W/C, full height tiling to all walls, obscured window to side aspect.

Externally**Rear Garden**

Mainly laid to patio and artificial lawn, enclosed by timber fencing, gated side access, doors leading to garden room and home office.

Garden Room

8'4" x 19'7" (2.56 x 5.98)

Window to side aspect, power and light connected.

Home Office

16'6" x 8'0" (5.03 x 2.45)

Windows to front aspect, door leading to front garden, power and light connected, loft access with pull down loft ladder.

Front Garden

Driveway providing parking for approximately three vehicles.

Agents Notes

Local Authority: West Northamptonshire

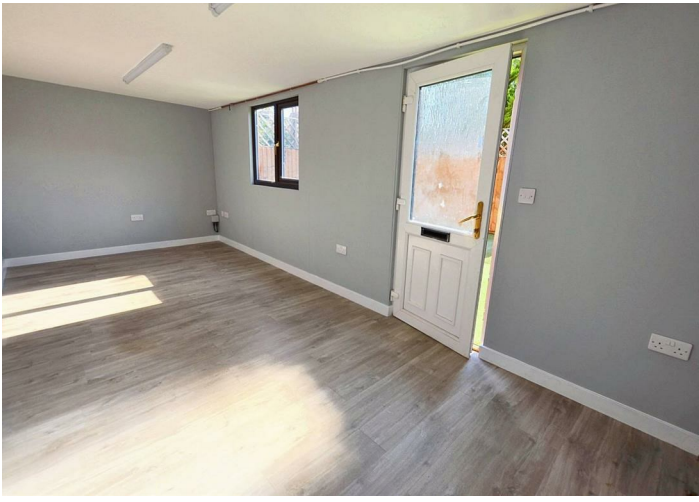
Council Tax Band: E

Solar Panels

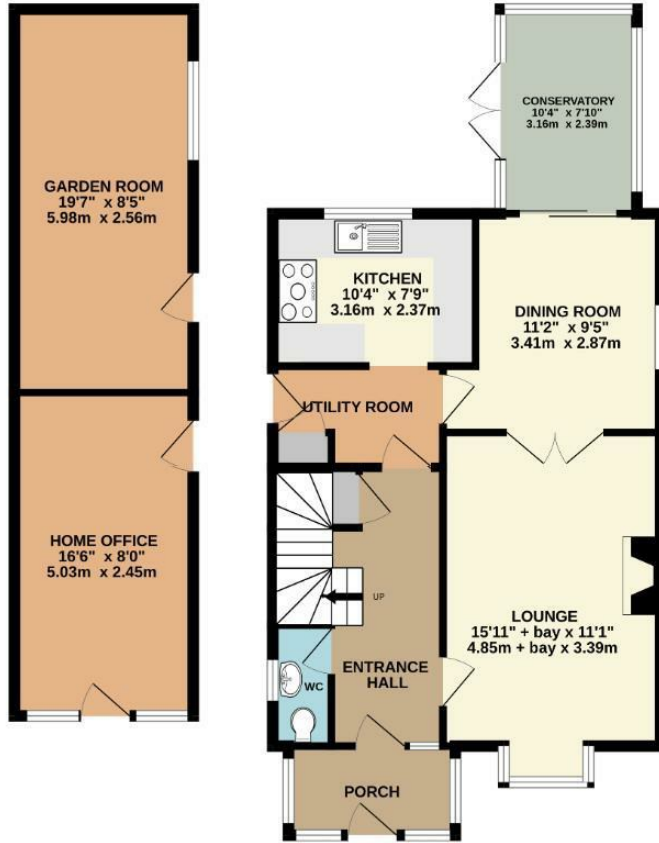
The vendor informs us, with regard to the solar panels, there are two systems there. One system uses 100% of the electric it generates on the house and there is another that sends the excess back to the grid. This gives them a return of about £1000 per year.



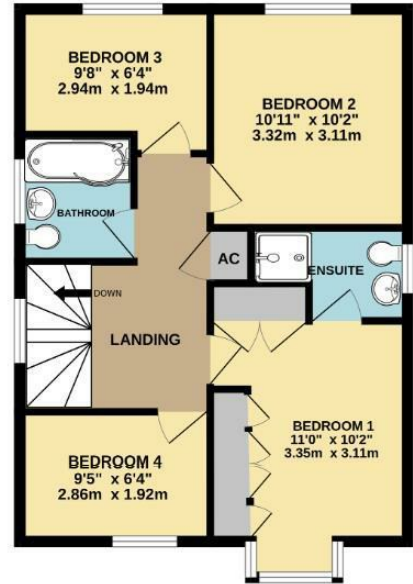




GROUND FLOOR
980 sq.ft. (91.1 sq.m.) approx.



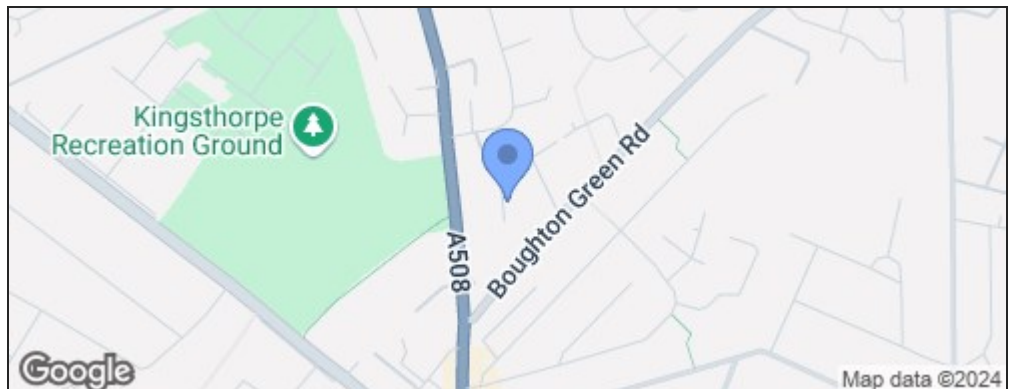
1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1526 sq.ft. (141.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.