

**30 Ringwood Close
Kingsthorpe
NORTHAMPTON
NN2 8QG**

Guide Price £325,000



- **VACANT POSSESSION**
- **DELIGHTFUL PLOT**
- **SOUGHT AFTER AREA**
- **GAS CENTRAL HEATING**

- **FOUR BEDROOMS**
- **CUL DE SAC LOCATION**
- **DOWNSTAIRS CLOAKROOM**
- **ENERGY EFFECIENCY RATING: D**

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PERSONAL • PROFESSIONAL • PROACTIVE

*****CASH BUYERS ONLY***** This delightful detached family home is located on a charming plot within a quiet cul-de-sac in this highly desirable area of Kingsthorpe. Offering potential for modernisation and extension, subject to necessary consents, the property features an entrance hall, cloakroom/WC, spacious lounge/diner, fitted kitchen, and utility room on the ground floor. Upstairs, there are four well-proportioned bedrooms and a family bathroom. Externally, the plot boasts ample off road parking at the front, as well as a larger than average garage. The fully enclosed rear garden is a haven of tranquillity, adorned with delightful established planting, including a wide variety of shrubs.

The property also benefits from gas radiator central heating and Upvc double glazing was installed throughout in 2016.

Ground Floor

Entrance Hall

Approached via entrance door to the side aspect, stairs rising to first floor with storage cupboard under, radiator, doors to;

Cloakroom/WC

5'11" x 4'11" (1.81m x 1.51m)

Window to the rear aspect, suite comprising pedestal wash hand basin, WC, tiled splash backs, radiator.

Lounge/Diner

21'1" x 16'11" (6.44m x 5.16m)

Lounge Area

16'11" x 10'3" (5.16m x 3.13m)

Window to the front aspect, fireplace with gas fire, TV point, radiator, wall light point, coving, access to;

Dining Area

10'6" x 10'6" (3.22m x 3.22m)

Window to the side aspect, radiator, wall light point, coving, door from entrance hall.

Kitchen

10'5" x 10'5" (3.2m x 3.2m)

Window to the rear aspect, one and a half bowl sink unit set into a range of base units with work surfaces over, tiled splash backs, wall mounted units, plumbing for automatic washing machine, door to;

Utility/Laundry Room

12'7" x 5'10" max (3.84m x 1.78m max)

Door to the front aspect, door leading to the rear garden, windows to all aspects, work surface, radiator.

First Floor

Landing

Window to the side aspect, loft access to roof space, doors to;

Bedroom One

14'11" max x 8'11" (4.56m max x 2.72m)

Window to the front aspect, built in cupboard, fitted wardrobes, radiator.

Bedroom Two

11'1" x 9'1" (3.4m x 2.77m)

Window to the front aspect, radiator.

Bedroom Three

11'1" x 8'8" (3.4m x 2.66m)

Window to the rear aspect, fitted cupboard, radiator.

Bedroom Four

7'11" x 7'1" (2.43m x 2.16m)

Window to the rear aspect, built in cupboard, radiator.

Bathroom

Window to the side aspect, suite comprising; pedestal wash hand basin, WC, side panelled bath with shower over, fully tiled to the bath area, radiator, airing cupboard.

Externally**Front Garden**

Good size open plan front garden, lawn area, stocked with a variety of flowers and shrubs, driveway providing off road parking and leading to;

Garage

21'11" x 8'0" min 10'1" max (6.7m x 2.44m min 3.09m max)

Up and over door to the front, power and light connected, door leading to the rear garden.

Rear Garden

Westerly facing rear garden, fully fence enclosed, patio area, beautifully planted with a wide variety of flowers and shrubs.

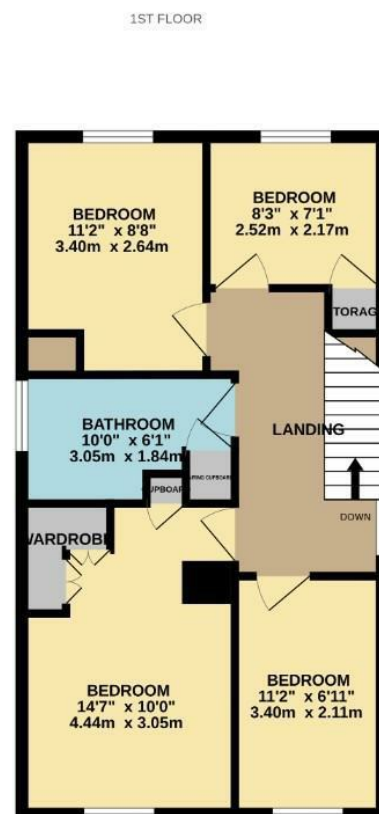
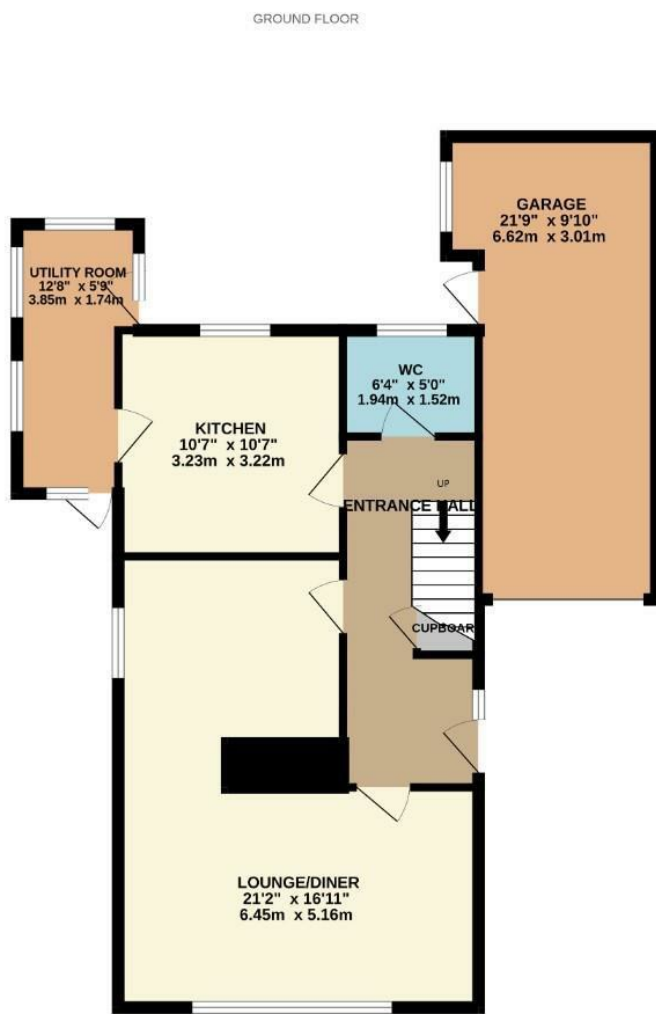
Agents Notes

West Northamptonshire Council

Council Tax Band: D

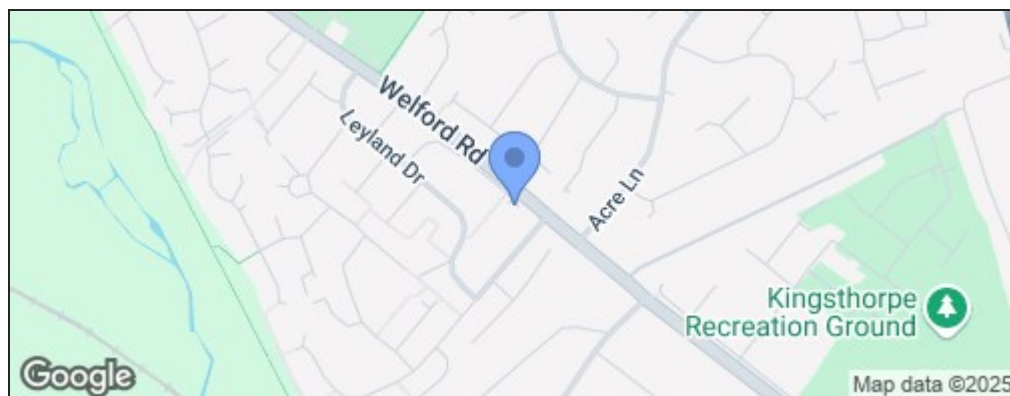






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
(69-80) C	68	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.