

**9 Lamport Lane
Kingsthorpe
NORTHAMPTON
NN2 7DW**

£245,000



- **MODERN MID-TERRACE**
- **KITCHEN WITH APPLIANCES**
- **RADIATOR HEATING**
- **CUL-DE-SAC LOCATION**

- **TWO DOUBLE BEDROOMS**
- **DOWNSTAIRS TOILET**
- **PARKING FOR TWO CARS**
- **ENERGY EFFICIENCY RATING: B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A modern two bedroom mid-terraced home on the Scholars Green development at the top of Boughton Green Road in Kingsthorpe. The property has a downstairs cloak room and kitchen with integrated appliances. Located in a cul-de-sac it also offers parking for two cars to the front and a good size enclosed rear garden with rear gated pedestrian access. Shops and schools are all located closeby. Viewing highly recommended.

Entrance Hall

Entry through partly glazed door, laminate flooring, radiator, stairs rising to first floor landing.

Lounge

15'1" x 9'6" (4.62 x 2.90)

Understairs storage cupboard, double radiator, window to front elevation, door through to;

Kitchen/Diner

12'7" x 8'1" (3.86 x 2.47)

Comprehensively fitted with base and wall mounted cupboards, built in electric oven, inset gas hob with stainless steel extractor fan over, integrated fridge and freezer, integrated dishwasher, integrated washing machine, roll top worksurfaces, inset one and a half bowl stainless steel sink unit, laminate flooring, radiator, window and French doors to rear garden.

Cloak Room

Pedestal wash hand basin with tiled splashback, close coupled WC, radiator, laminate floor, frosted window to front elevation.

Landing

Access to loft area.

Bedroom One

12'7" x 8'1" (3.86 x 2.48)

Single panel radiator, window overlooking rear garden.

Bedroom Two

12'7" x 8'5" (3.86 x 2.59)

Built-in over stairs storage cupboard, radiator, two windows to the front elevation.

Bathroom

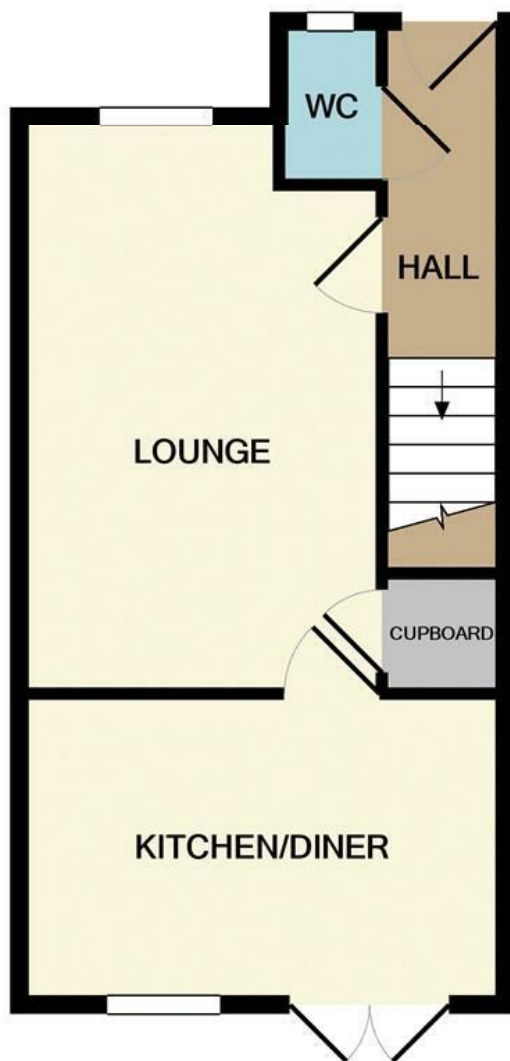
Three-piece white suite comprising of a panelled bath with shower over and screen fitted, pedestal wash hand basin, close coupled WC, full height tiling to bath and shower area, laminate flooring, radiator, extractor fan.

Front Garden and Parking

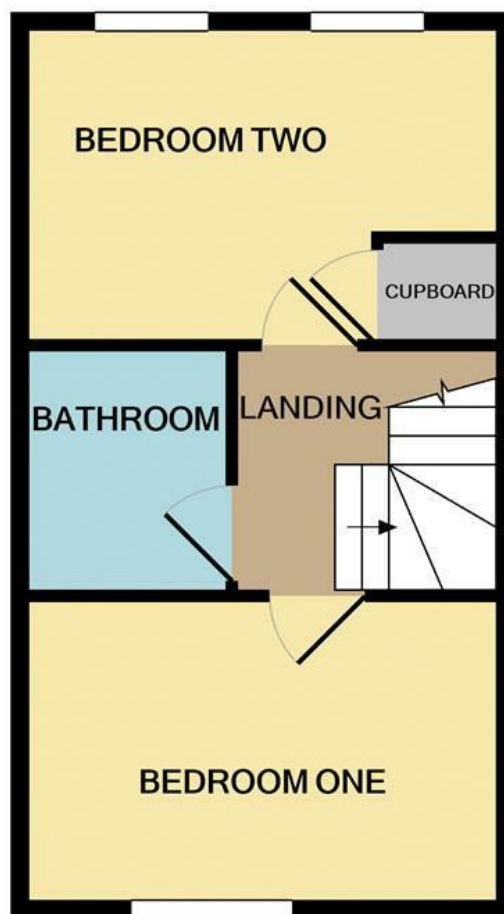
Block paved driveway giving off-road parking for two vehicles, paved pathway to entrance with shrub bed.

Rear Garden

Laid to lawn with pathway leading from the kitchen/dining room to rear gated pedestrian access. The rear garden is fully enclosed by timber panel fencing with outside cold water tap.



GROUND FLOOR

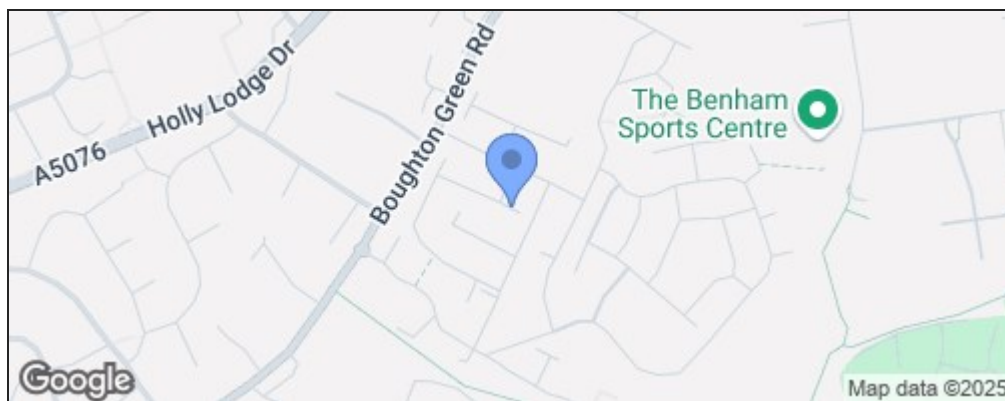


1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		98
(92 plus) A		
(81-91) B	84	
(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	



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