



Good Choice Property Sales are proud to offer for sale this extended and well presented, detached family home situated on a corner plot in the popular area of Kingsthorpe, close to local shops, schools and parks.

Accommodation includes entrance hall, living room and kitchen/dining/living room. To the first floor are four bedrooms with an en-suite to the master and a family bathroom/wc. Outside are gardens to the front, side and rear with a driveway for four cars leading to a single garage. (A/113m<sup>2</sup>/M)

**Key Features:**

- EXTENDED
- DETACHED FAMILY HOME
- OPEN PLAN KITCHEN / DINING / LIVING ROOM
- SEPARATE LOUNGE
- FOUR BEDROOMS
- EN-SUITE
- DRIVEWAY FOR FOUR CARS
- GARAGE
- CORNER PLOT
- POPULAR AREA
- CLOSE TO SHOPS / SCHOOLS / PARKS
- COUNCIL TAX BAND D

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For more property information please see the 'Property Description' page on the Rightmove advert.



### Entrance Hall

Double glazed front door, wood laminate flooring, radiator, stairs to the first floor, doors to:

### Living Room

4.3m x 3.6m (14'1 x 11'10)

Carpet, double glazed window to the front, radiator and cable TV point.

### Kitchen/ Dining /Living Room

8.2m x 3.2m (26'11 x 10'6)

Tiled flooring, base and wall units, worktops, stainless steel sink and drainer, electric oven, gas hob with splash back and extractor. Space for a dishwasher and washing machine and fitted fridge. Two double glazed windows to the rear, double glazed sliding doors to rear, walk in cupboard and two radiators.



### First Floor Landing

Carpet, loft access (ladder/light/power/boiler/part boarded), cupboard and doors to:

### Bathroom

1.9m x 1.6m (6'3 x 5'3)

Tiled flooring, bath with shower over, pedestal wash basin, radiator and double glazed window to the rear.

### WC

1.6m x 0.8m (5'3 x 2'7)

Tiled flooring, dual flush wc and double glazed window to the rear.



### Bedroom 1

6m x 2.5m (19'8 x 8'2)

Carpet, two radiators, double glazed window to the front and door to the en-suite.

### En-Suite

2.5m x 1.8m (8'2 x 5'11)

Vinyl tiled flooring, dual flush wc, mounted wash basin with storage under - shower cubicle with rainfall shower head, tiling to water sensitive areas, radiator, double glazed window to the rear and extractor.

### Bedroom 2

4m x 3.6m max (13'1 x 11'10)

Carpet, double glazed window to the front and radiator.

### Bedroom 3

3.8m max x 3.6m max (12'6 x 11'10)

Carpet, double glazed window to the rear and radiator.

### Bedroom 4

3m max x 2.1m (9'10 x 6'11)

Carpet, radiator and double glazed window to the front.



### Rear Garden

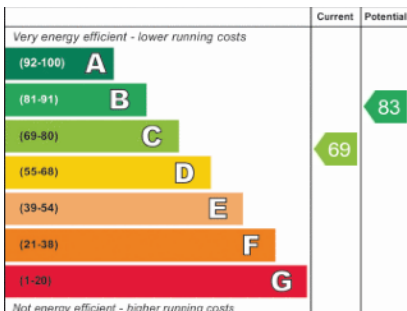
Fence enclosed, mainly laid to lawn with patio seating area, shrubs and borders. Outside tap and light.

### Front Garden

Lawn to the front and side with gated side access, driveway for four cars and single garage.

### Garage

Light, power, up and over garage door and door to the rear garden.



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**Disclaimer:** These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.