

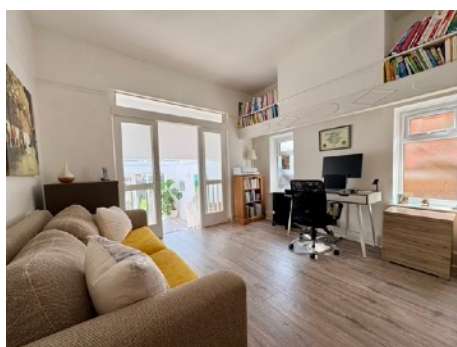


Good Choice Property Sales are proud to offer for sale this spacious and well presented Victorian terraced property, situated in the popular area of Kingsthorpe, near to schools, shops and parks.

Accommodation includes an entrance hall, living room, dining room, kitchen, family room, sun room and WC with the cellar used as a utility room. To the first floor are three bedrooms, family bathroom and additional WC with two further bedrooms and shower room on the second floor. Outside are south west facing rear gardens and potential for off road parking at the front. (B/194m2/M)

#### Key Features:

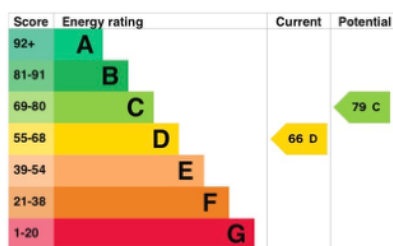
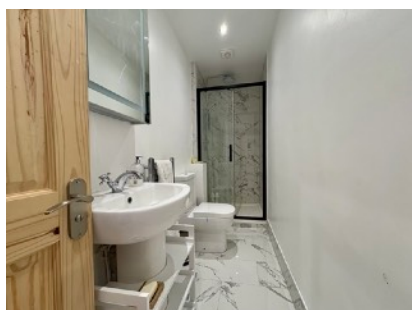
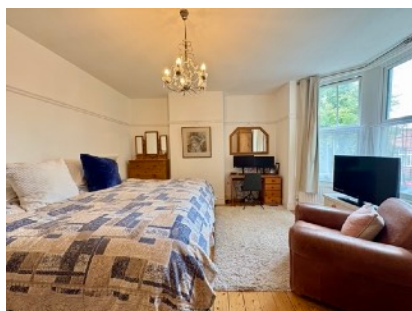
- SPACIOUS VICTORIAN TERRACED PROPERTY
- PERIOD FEATURES
- FOUR RECEPTION ROOMS
- DOWNSTAIRS WC
- CELLAR USED AS A UTILITY ROOM
- FIVE DOUBLE BEDROOMS
- BATHROOM AND SHOWER ROOM & ADDITIONAL WC
- SOUTH WEST FACING REAR GARDEN
- POTENTIAL FOR OFF ROAD PARKING AT THE FRONT
- EV CHARGING POINT
- COUNCIL TAX BAND E
- NEAR TO SCHOOLS, SHOPS AND PARKS



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



The graph shows this property's current and potential energy rating.

### Entrance Porch

Timber front door, tiled flooring and glass panelled door to the entrance hall.

### Entrance Hall

Tiled floor, picture rail, dado rail, stairs to the first floor and doors to the living room, dining room and kitchen.

### Living Room

5m max x 4.16m (16'5 x 13'8)

Stripped floorboards, double glazed bay window to the front, working fireplace with decorative surround, picture rails and cornicing, radiator and sliding doors to the dining room.

### Dining Room

4m x 3.47m (13'1 x 11'5)

Stripped floorboards, working fireplace with decorative surround, picture rails and cornicing, radiator, serving hatch to the kitchen and glazed door to the inner hall.

### Kitchen

3.24m x 3.45m (10'8 x 11'4)

Tiled flooring, base and wall units, one and a half ceramic sink, space for a range cooker, dishwasher and fridge freezer, door to the cellar (utility room), glazed door to the inner hall. Double glazed window to the side and door to the family room.

### Inner hall

Glazed door to the dining room, double glazed door to the garden and door to the WC.

### WC

1.26m x 0'67m (4'2 x 2'2)

Tiled flooring, WC with integrated hand basin and double glazed window to the rear.

### Family Room

3.6m x 3.48m (11'10 x 11'5)

Wood laminate flooring, radiator, two double glazed windows to the side, picture rails and sliding doors and steps to the sun room.

### Sun Room

4.87m x 3.4m (16' x 11'2)

Wood laminate flooring, glazed roof, two radiators and double glazed French doors to the rear garden.

### Cellar/Utility Room

Tiled flooring, plumbing for a washing machine, space for a dryer, base units and worktop, sink, double glazed window to the front, electric/gas meters and storage cupboards.

### First Floor Landing

Carpet, loft access (ladder, light, storage), radiator, dado rail and picture rails and stairs to the second floor.

### Bathroom

2.23m x 2.39m (7'4 x 7'10)

Tiled flooring, radiator, WC, bidet, claw foot bath with shower over, pedestal wash basin, tiling to water sensitive areas and double glazed window to the side.

### WC

2.4m x 0.85m (7'10 x 2'9)

Tiled flooring, WC, mounted hand basin, tiling to water sensitive areas, panelled walls, picture rail and double glazed window to the side.

### Bedroom 1

3.97m x 5.33m (13' x 17'6)

Stripped floorboards, double glazed bay window to the front, picture rail, radiator and door to bedroom 3.

### Bedroom 3

4.01m x 3.4m (13'2 x 11'2)

Stripped floorboards, double glazed window to the rear, fitted wardrobe, picture rail and radiator.

### Bedroom 4

3.62m x 3.47m (11'11 x 11'5)

Stripped floorboards, double glazed window to the rear, radiator and picture rails.

### Second Floor Landing

Carpet, double glazed window to the rear, cupboard, loft access (ladder, light, storage) and doors to:

### Bedroom 2

3.42m x 5.31m (11'3 x 17'5)

Carpet, radiator and double glazed window to the front.

### Bedroom 5

2.88m x 3.48m (9'5 x 11'4)

Stripped floorboards, radiator, decorative fireplace, picture rail and double glazed window to the rear.

### Rear Garden

South West facing, wall and fence enclosed, mainly laid to lawn with large patio seating area, vegetable garden, shed/green house, tap, power point and rear access.

### Front Garden

Block paved with EV charging point and POTENTIAL for off road parking.

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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.