



Good Choice are proud to offer for sale this well presented, three storey, modern end of terrace property, situated opposite green space on the popular Scholars Green estate in Kingsthorpe.

Accommodation includes entrance porch, living room, WC and kitchen dining room. To the first floor are two double bedrooms and a family bathroom with a further bedroom and en-suite on the second floor. Outside are rear gardens and block paved driveway for two vehicles to the front. (A/86m2/M)

**Key Features:**

- MODERN END OF TERRACE
- THREE STOREY
- KITCHEN DINER
- DOWNSTAIRS WC
- THREE DOUBLE BEDROOMS
- EN-SUITE
- REAR GARDEN
- BLOCK PAVED DRIVEWAY FOR TWO VEHICLES
- SITUATED OPPOSITE GREEN SPACE
- POPULAR LOCATION NEAR TO SCHOOLS
- BUILDERS WARRANTY TIL 2031
- COUNCIL TAX BAND C



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



### Entrance Porch

Entered via a composite front door, LVT flooring, consumer unit and door to the living room.

### Living Room

4.5m x 3.61m (14'9 x 11'10)

Carpet, radiator, TV point, double glazed window to the front, cupboard and door to the inner hall.

### Inner Hall

Carpet, stairs to the first floor, doors to the WC, living room and kitchen diner.



### Kitchen Diner

5m x 3.3m (max) (16'4 x 10'8)

LVT flooring, base and wall units, worktops, one and a half composite sink and drainer, electric oven, gas hob, extractor, tiling to water sensitive areas, space for a washing machine and fridge freezer, double glazed window and French doors to the rear and radiator.

### First Floor Landing

Carpet, stairs to the second floor and doors to:



### Bathroom

2.42m x 1.7m (7'11 x 5'7)

Vinyl flooring, bath, pedestal wash basin, dual flush WC, double glazed window to the side, tiling to water sensitive areas, radiator and extractor.

### Bedroom 2

3.19m max x 3.59m (10'6 x 11'9)

Carpet, two double glazed windows to the front and radiator.

### Bedroom 3

2.75m max x 3.61m (9' x 11'10)

Carpet, double glazed window to the rear and radiator.



### Second Floor Landing

Carpet, cupboard and door to bedroom one.

### Bedroom 1

5.09m x 2.56m (16'8 x 8'5)

Carpet, double glazed window to the front, radiator, loft access (basic storage) and door to the en-suite.

### En-Suite

1.52m x 3.41m (5' x 11'2)

Vinyl flooring, shower cubicle, pedestal wash basin, dual flush WC, radiator, tiling to water sensitive areas, velux window and extractor.



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

### Rear Garden

Fence enclosed, mainly laid to lawn with patio seating area, shed and tap.

### Front Garden

Low maintenance with block paved driveway for two vehicles and gated access 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.