


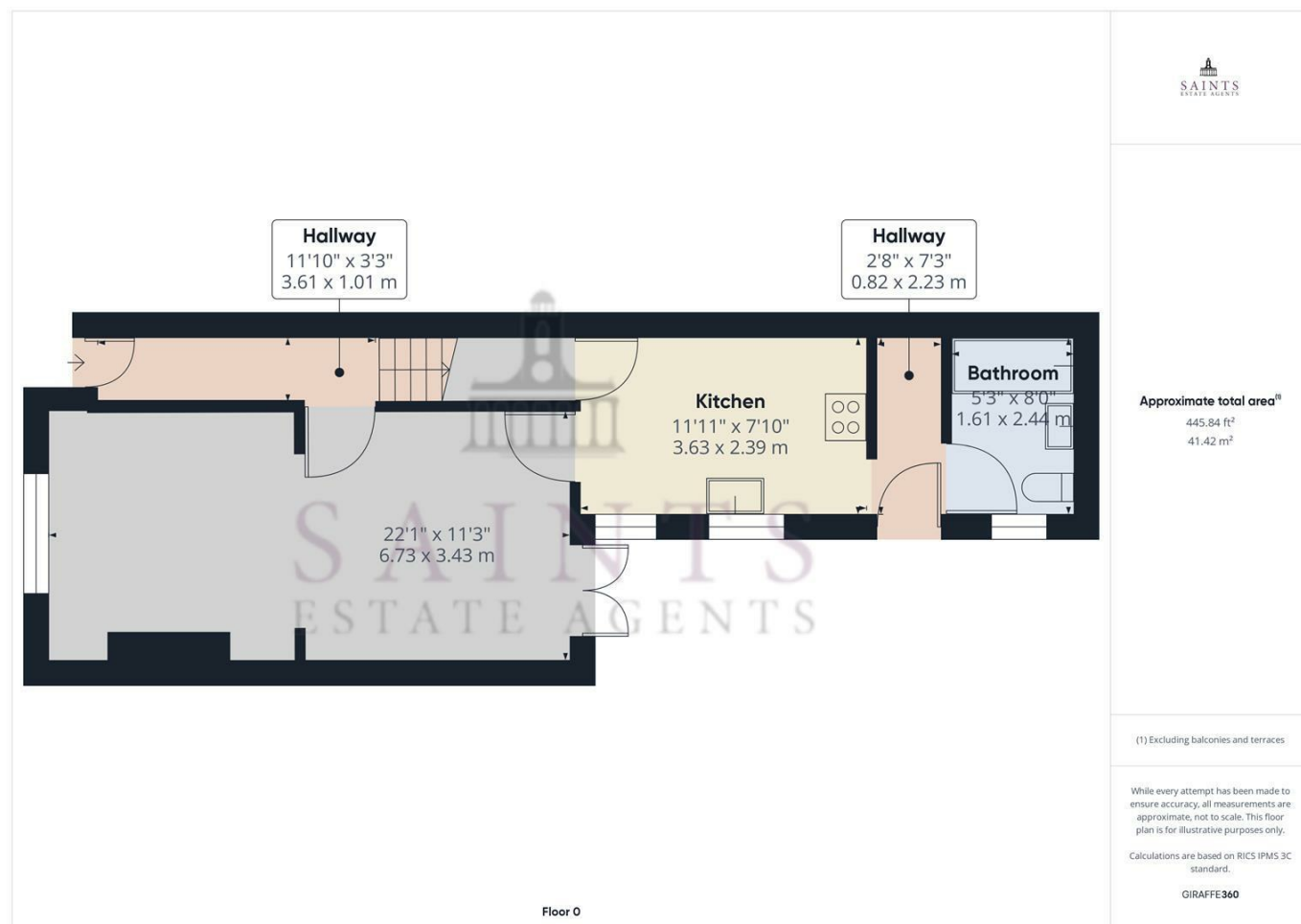
### Directions

### Viewings

Viewings by arrangement only. Call 01604 210693 to make an appointment.

### EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



99 Stanhope Road, Kingsthorpe, NN2 6JU

£189,995

- Recently Renovated
- Refitted Kitchen
- Laminated Flooring to Lounge Diner
- Double Glazed Windows
- Combi Boiler
- Popular Location
- Refitted Bathroom
- Three Double Bedrooms
- Gas to Radiator Central Heating
- MUST BE VIEWED



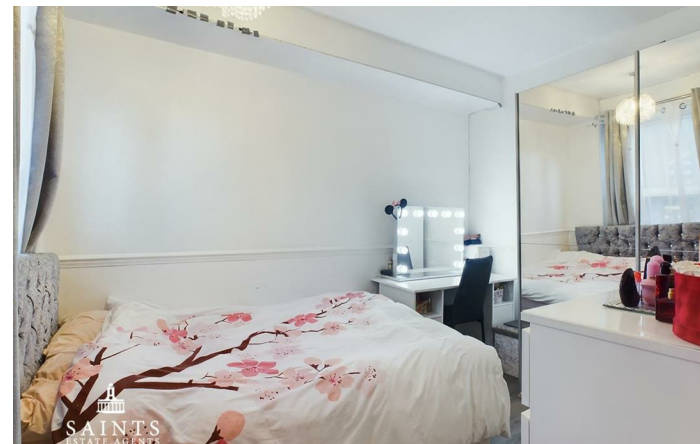
# 99 Stanhope Road, Kingsthorpe NN2 6JU

Situated in the POPULAR LOCATION of Queen's Park, Kingsthorpe. This RECENTLY RENOVATED modern three double bedroom property benefits from recently refitted kitchen, recently refitted bathroom, a grey laminate flooring to lounge diner and three bedrooms. It also benefits from double glazed windows, gas to radiator central heating and combi boiler. With a spacious family rear garden.

MUST BE VIEWED.



Council Tax Band: B



## Main Door to Hall

Radiator, stairs rising to first floor, door to lounge dining room.

## Lounge Dining Room

Double glazed window to front, double glazed double doors to rear garden, two radiators, grey laminate flooring.

## Kitchen

Fully fitted modern kitchen with range of eye and base units, door to cupboard, sink with mixer tap, double glazed window to side, double glazed door to rear garden, built in oven with hob extractor over, combi boiler with cover, leading to storage space, door leading bathroom.

## Bathroom

Bath shower taps off, tiled around, recently refitted, low level WC, handbasin pedestal splash backs around, obscured double glazed window to side.

## Bedroom 1

Two double glazed window to front, radiator, grey laminate flooring.

## Bedroom 2

Double glazed window to rear, radiator, grey laminate flooring.

## Bedroom 3

Double glazed window to rear, radiator, grey laminate.

## Rear Garden

Stepped up, artificial grass, patio area, fenced around, spacious garden, lights, storage area.