



47 Harborough Road, Kingsthorpe NN2 7SH
£324,995

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Smarta Move is pleased to offer for sale this extended modernised semi detached house in the heart of Kingsthorpe. The property has been extended and modernised by the existing owner to a high standard and comprises of: Entrance porch leading to refitted downstairs shower room, entrance hall, lounge, open plan kitchen/diner with a refitted kitchen, marble worktop and fitted appliances to include hob, double oven, coffee machine, wine cooler, washing machine. Off the kitchen there is a study and a further room off the study leading into the garden. To the first floor there is two double bedrooms with the master having an ensuite shower room (previous 3rd bedroom), there is also a refitted family bathroom. Benefits are Upvc double glazing, bi-fold doors off kitchen into garden, gas radiator central heating. and fitted wardrobes to main bedroom.

The rear garden is lawned and mainly paved with Indian sand stone which leads to a detached studio/annex, this comprises of open plan living/bedroom, fitted shower room, separate gas radiator heating and Upvc double glazing, this would make an ideal work study or guest accommodation. The front garden is block paved and wall enclosed. Please note the property is currently being completed and a viewing is highly recommended.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Although SmartaMove Ltd believe these details to be a fair and accurate description and measurements of the property and their accuracy cannot be guaranteed. They do not form part of any contract. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries prior to any financial commitment. Only the fixtures, fittings and other items described in these details are included in the selling price. SmartaMove Ltd has not checked they are fit for purpose nor have we tested any of the services (gas, electricity and so on) mentioned.