



25 Kingsthorpe Close

| NG3 3AZ | Asking Price £200,000

ROYSTON  
& LUND

- Modern Semi Detached House
- Two Good Sized Bedrooms
- Modern Kitchen Diner
- Rear Garden
- Off Road Parking For Two Cars
- Downstairs W.C
- Epc B Council Tax A
- Viewing Recommend





A well presented, modern semi detached house backing onto a wooded bank with the added benefit of a double width driveway located at the side of the property providing off street parking for two cars.

Ideally placed for an excellent range of local amenities, as well as being within easy commuting distance of Nottingham city centre and the surrounding areas.

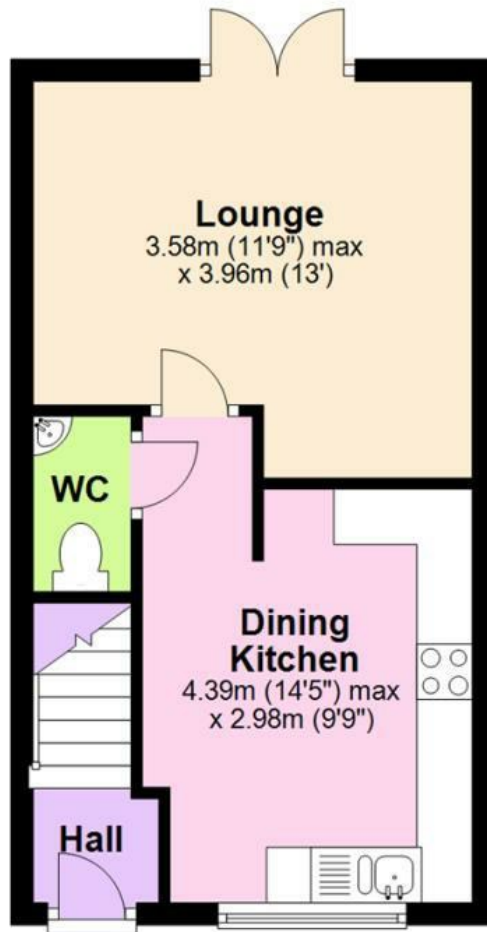
The property's well-maintained exterior is complemented by an inviting entrance hall, leading to a modern fitted kitchen and a spacious living area featuring French doors that give access to the rear garden. The ground floor also benefits from a downstairs W/C. Upstairs, accessed off the first floor landing are two generous double bedrooms, accompanied by a tastefully designed three-piece bathroom suite.

Outside, the front of the property has a front garden area and the gated covered side access leads to the enclosed rear garden, with garden shed and a patio providing a tranquil outdoor space for relaxation and entertainment.

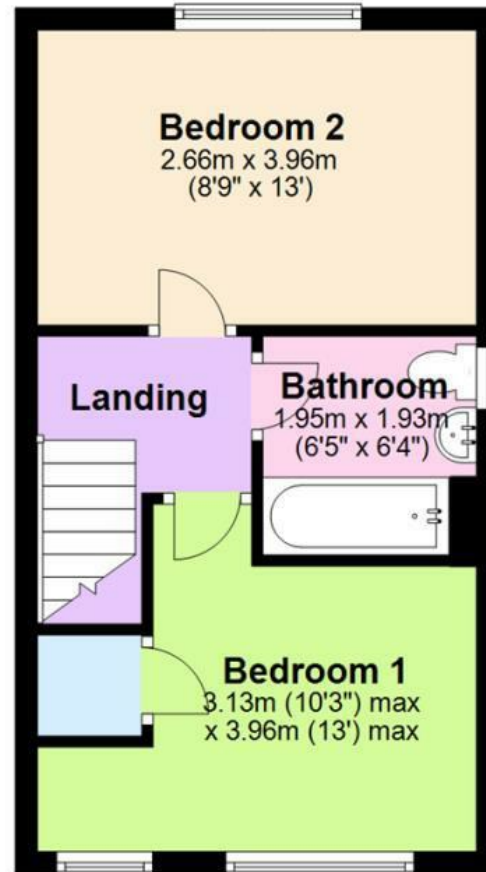
An internal viewing is highly recommended.



**Ground Floor**  
Approx. 29.4 sq. metres (316.0 sq. feet)



**First Floor**  
Approx. 31.2 sq. metres (335.9 sq. feet)



**Total area: approx. 60.6 sq. metres (651.9 sq. feet)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**EPC**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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