

**6 Kingsland Close
Kingsthorpe
NORTHAMPTON
NN2 7QA**

£250,000



- **THREE BEDROOMS**
- **CUL DE SAC LOCATION**
- **DOUBLE GLAZING**
- **VIEWING RECOMMENDED**
- **LARGE GARDEN**
- **POPULAR LOCATION**
- **GAS CENTRAL HEATING**
- **ENERGY EFFICIENCY RATING: TBC**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A well presented and established three bedroom semi detached home situated in a quiet cul-de-sac within the popular Kingsthorpe area, offering excellent access to local amenities, schools and transport links. The accommodation comprises an entrance hall, spacious lounge opening into a dining room with French doors to the rear garden, fitted kitchen and a useful covered walkway providing access to two storage rooms and a cloakroom/WC. To the first floor are three well proportioned bedrooms and a family bathroom. Outside, the property benefits from an enclosed front garden and a generous rear garden with a patio seating area, making it an ideal family home. Further benefits include uPVC double glazing and gas radiator central heating.

Ground Floor

Entrance Hall

Entered via a uPVC double glazed front door with a uPVC double glazed window to the side aspect. Stairs rising to the first floor, radiator and door leading to the lounge

Lounge

11'3" x 12'4" into recess (3.45m x 3.76m into recess)

A bright and welcoming reception room with a uPVC double glazed window to the front aspect, feature gas fireplace, television and telephone points, radiator and an opening through to the dining room.

Dining Room

11'3" x 8'11" (3.43m x 2.74m)

A well proportioned dining area with recessed ceiling spotlights, radiator and uPVC double glazed French doors opening onto the rear garden.

Kitchen

11'3" x 9'6" (3.43m x 2.92m)

Fitted with a range of wall and base mounted units with complementary work surfaces incorporating a one and a half bowl sink and drainer. Integrated electric oven, four ring gas hob with extractor hood over, space for an upright fridge/freezer and plumbing for a washing machine. uPVC double glazed window overlooking the rear garden and door leading to the covered walkway.

Covered Walkway

Providing access to the rear garden, two useful storage rooms and the cloakroom.

Cloakroom/WC

Fitted with a low level WC with tiled walls and flooring.

First Floor

Landing

Access to the loft space and doors leading to all first floor accommodation.

Bedroom One

12'7" x 11'6" (3.84m x 3.51m)

A generous double bedroom with a uPVC double glazed window to the front aspect, built-in wardrobes, radiator and television point.

Bedroom Two

12'2" x 10'7" (3.73m x 3.23m)

A further spacious double bedroom with a uPVC double glazed window to the rear aspect and radiator.

Bedroom Three

9'3" into door recess x 7'1" (2.82m into door recess x 2.18m)

A comfortable single bedroom with a uPVC double glazed window to the front aspect, radiator and useful over-stairs storage cupboard.

Bathroom

Comprising a panelled bath with shower mixer tap, vanity wash hand basin and low level WC. Tiled splash back areas, heated towel radiator and obscure uPVC double glazed window to the rear aspect.

Externally

Front Garden

Predominantly laid to lawn with picket fencing and a pathway leading to the covered entrance.

Rear Garden

A generous enclosed rear garden mainly laid to lawn with a paved patio seating area and timber panel fencing, providing an ideal space for outdoor entertaining and family enjoyment.

Agents Notes

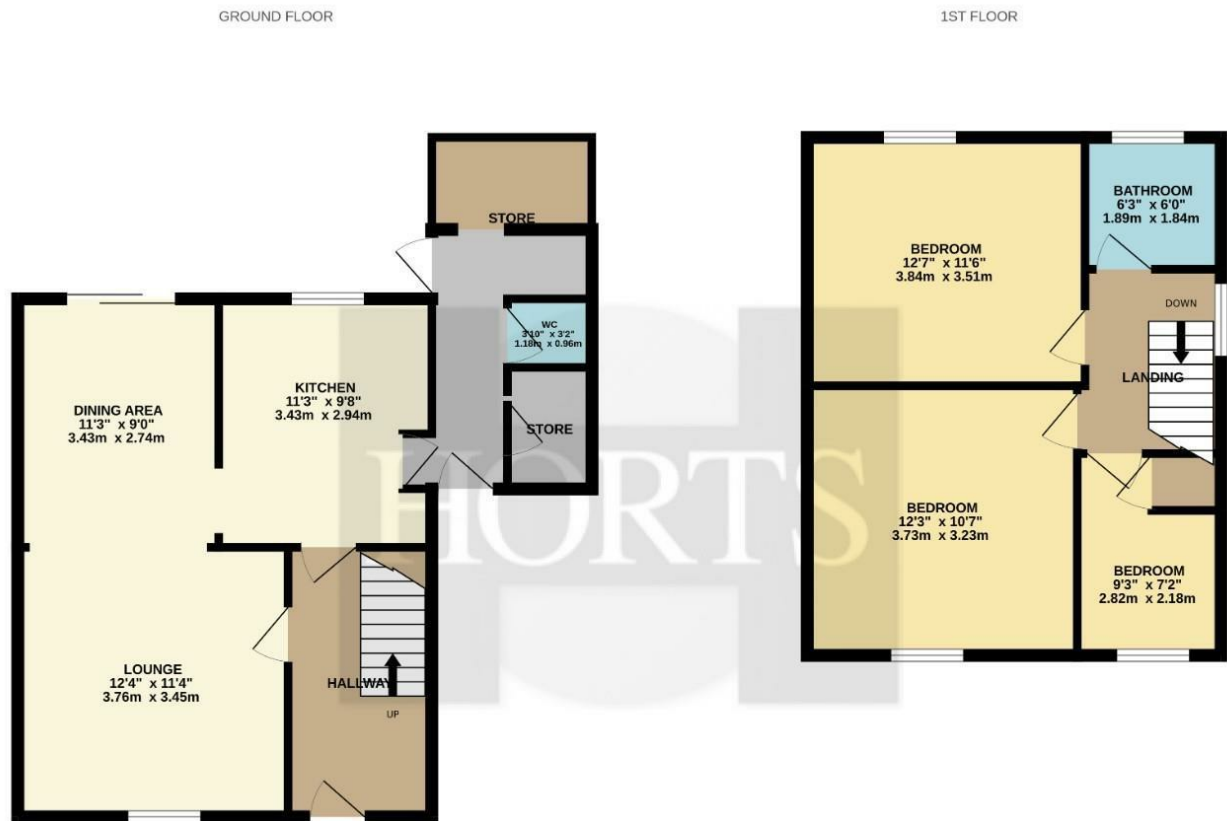
West Northamptonshire Council

Council Tax Band B

The property previously benefited from planning permission for the construction of a single storey rear extension under planning reference WNN/2021/1072. The permission was approved in 2021 but has now expired. Prospective purchasers wishing to extend the property should make their own enquiries with the Local Planning Authority regarding the potential for a new planning application.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.