

**56 Kentstone Close**

**KINGSTHORPE  
NN2 8UH**

**£390,000**



- **DETACHED**
- **UPVC DOUBLE GLAZED**
- **LARGE GARDENS**
- **WELL PRESENTED**
- **GAS RADIATOR HEATING**

- **FOUR BEDROOMS**
- **ENSUITE**
- **DOUBLE GARAGE**
- **CONSERVATORY**
- **ENERGY EFFICIENCY RATING - TBC**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

A four bedroom detached property situated in the popular area of Kingsthorpe.

The accommodation comprises; porch, entrance hall, living room, dining room, conservatory, kitchen, large utility room and cloakroom to the ground floor. There are four bedrooms, an ensuite to the master and a family bathroom to the first floor.

Outside there is a large landscaped rear garden with summer house, off road parking and a detached double garage.

The property is UPVC double glazed throughout, has cavity wall insulation, replacement soffits, fascias and guttering and has gas to radiator heating. Viewing is strongly advised to appreciate the amount of work put into the property.

## **Ground Floor**

### **Entrance Porch**

Entered through a UPVC double glazed door, radiator, UPVC double glazed door to-

### **Entrance Hall**

With a UPVC double glazed window to the front aspect, radiator, stairs to the landing, cloaks cupboard with light and doors to the WC, living room and utility room.

### **WC**

With a UPVC double glazed window to the side aspect, radiator, WC and a wash hand basin.

### **Living Room**

14'7" x 11'7" (45.0 x 3.55)

UPVC double glazed window to the front aspect, two radiators, electric fireplace with dark marble surround and hearth, opening to-

### **Dining Room**

11'7" x 8'5" (3.55 x 2.59)

UPVC double glazed doors to the conservatory, radiator and door to the kitchen.

### **Conservatory**

11'2" x 10'4" (3.42 x 3.16)

UPVC double glazed French doors leading to the garden.

### **Kitchen/Breakfast Room**

11'9" x 8'5" (3.60 x 2.59)

A kitchen comprising a comprehensive range of base and wall mounted units with roll top surfaces incorporating a one and half bowl sink and drainer with mixer tap over. Built in double oven, gas hob with fitted extractor, integral dishwasher, integral fridge, gas boiler, UPVC double glazed window overlooking the rear garden, breakfast bar and access to-

### **Utility Room**

Fitted storage units, roll top work surface incorporating a stainless steel sink and drainer, washing machine e plumbing, storage cupboard, radiator, UPVC double glazed window to the side aspect and UPVC double glazed door leading to the side access.

## **First Floor**

## **Landing**

With access to an insulated and boarded loft via loft ladders with power and light, airing cupboard with a replacement hot water tank and doors to-

## **Master Bedroom**

18'1" x 8'9" (5.53 x 2.67)

UPVC double glazed window to the front aspect and a radiator, door to.

## **Ensuite Shower Room**

A fully tiled suite with shower cubicle, WC, wash hand basin, radiator and a UPVC double glazed window to the rear aspect.

## **Bedroom Two**

13'5" x 8'6" (4.10 x 2.61)

UPVC double glazed window to the front aspect, radiator.

## **Bedroom Three**

10'4" x 8'5" (3.16 x 2.59)

UPVC double glazed window to the rear aspect, radiator and storage cupboard.

## **Bedroom Four**

8'9" x 6'2" (2.68 x 1.88)

UPVC double glazed window to the front aspect, radiator, built in wardrobe and draws.

## **Family Bathroom**

A fully tiled suite comprising P-shaped bath with fitted shower, wash hand basin, WC, radiator and a UPVC double glazed window to the rear aspect.

## **Externally**

### **Front Garden**

With lawn, a block paved driveway providing off road parking, security lighting, steps leading to the front door and side access.

### **Double Garage**

With two up and over doors, power and light, side door and eaves storage.

### **Rear Garden**

A large landscaped garden enclosed by timber fencing. There is a paved patio, good sized lawn, outside lighting, an outside tap, a large shed with power and light and a summer house also with power and light connected.

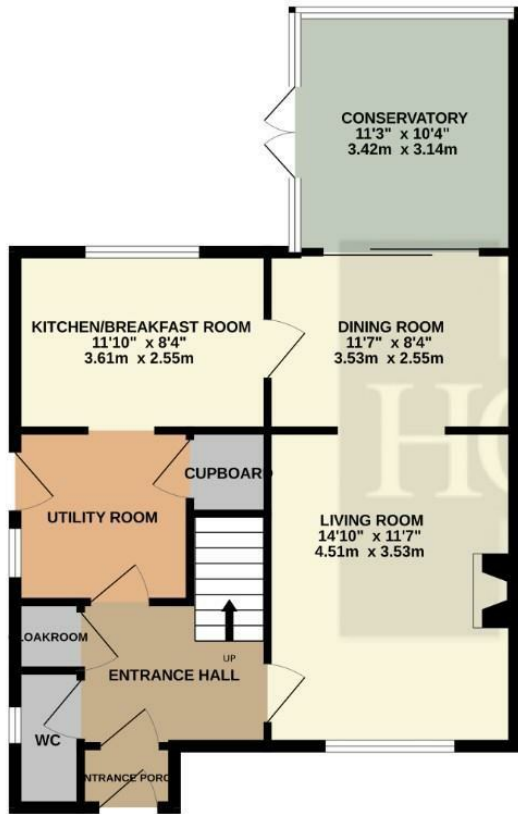
## **Agents Notes**

Council Tax Band: E

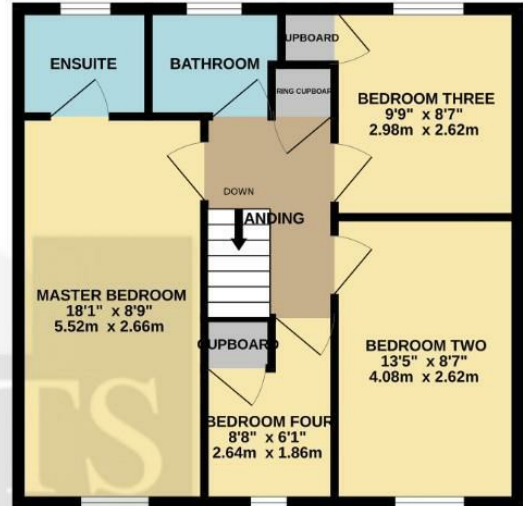




GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



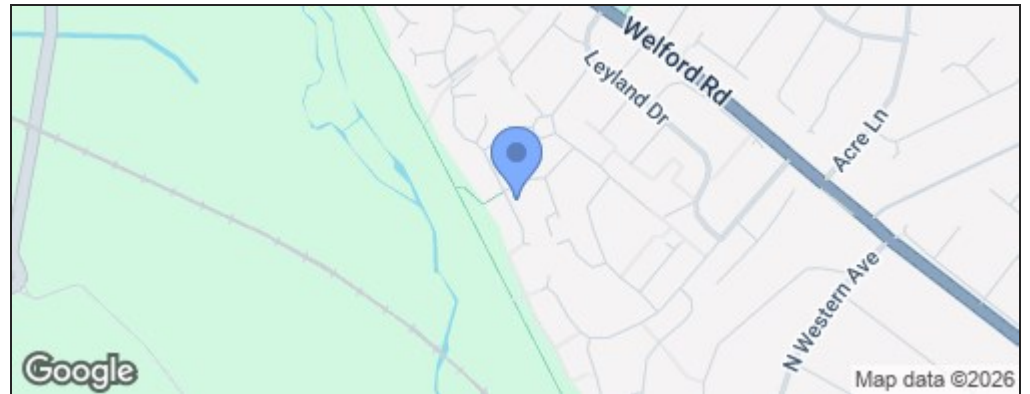
1ST FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.0 sq.m.) approx.

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



### Disclaimer

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.