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Acre Lane, Kingsthorpe, NN2 8BE

£395,000 Detached

4 2 1



Platinum Trusted Service Award

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Department: Sales

Tenure: Freehold



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Property Summary

Situated within the sought after location of Acre Lane is this well presented detached, extended family home providing four bedrooms.

Features & Utilities

- ✓ Four Bedroom Detached
- ✓ Driveway and Garage
- ✓ Extended
- ✓ Good Condition Throughout
- ✓ En-Suite to Master Bedroom
- ✓ Open Plan Kitchen/Dining Room
- ✓ Downstairs Cloakroom
- ✓ Modern Fittings Throughout
- ✓ Close Proximity to Amenities
- ✓ Sought After Location

Property Overview

Situated within the sought after location of Acre Lane is this well presented detached, extended family home providing four bedrooms. To the ground floor the accommodation comprises entrance hall, cloakroom, generous lounge/dining room with patio doors leading out onto the garden, utility room, a modern kitchen/breakfast room with breakfast bar leading onto the conservatory which leads out onto the garden. To the first floor there are four bedrooms, with a refitted en-suite to the master bedroom, and refitted family bathroom. To the rear there is a wrap around garden providing ample outside space. The property also benefits from a detached single garage and off road parking for several vehicles and uPVC double glazing. Please call 01604 722197 to arrange an appointment to view. EPC Rating: C. Council Tax Band: D.

ENTRANCE/HALLWAY

uPVC front door. Radiator. Oak flooring. Cupboard for electric meter.

WC

uPVC double glazed window to side elevation. Chrome towel radiator. Tiled floor and half tiled walls. Countertop basin. WC.

LOUNGE/DINING ROOM 7.29m x 5.20 (23'11 x 17'1)

uPVC double glazed window to front elevation. uPVC double glazed sliding doors to rear elevation. Three radiators. Oak flooring.

KITCHEN/BREAKFAST ROOM 3.65m x 4.41m (12' x 14'6)

uPVC double glazed window to side elevation. Base and wall units. Stainless steel sink with drainer. Worktop surface is made of quartz. Double oven and grill (new 2024). Space for fridge freezer. Integrated dishwasher (new 2024). Induction hob. Stainless Steel extractor fan. Tile effect flooring.

CONSERVATORY 3.07m x 3.43m (10'1 x 11'3)

uPVC double glazed conservatory surrounding. Towel radiator. Tile effect flooring.

UTILITY ROOM 1.97m x 2.46m (6'5 x 8'1)

uPVC double glazed window to side elevation. Tiled flooring. Stainless steel sink with drainer. Wall mounted combination boiler. Space for washing machine, tumble dryer and fridge. Built in cupboards.

FIRST FLOOR LANDING

Access to loft hatch.

BEDROOM ONE 5.09m x 3.33m (16'8 x 10'11)

uPVC double glazed window to rear elevation. Carpeted. Radiator. Built in wardrobes.

EN-SUITE 2.19m x 3.33m (7'2 x 10'11)

uPVC double glazed windows to front elevation. Tiled floor to ceiling. Stand alone bath. Vanity sink. Shower with side screen. WC. Towel radiator.

BEDROOM TWO 3.61m x 3.30m (11'10 x 10'10)

uPVC double glazed window to front elevation. Radiator. Carpeted. Built in wardrobes.

BEDROOM THREE 2.91m x 3.31m (9'6 x 10'10)

uPVC double glazed window to rear elevation. Radiator. Carpeted. Built in wardrobes.

BEDROOM FOUR 2.72m max x 2.40m (8'11 x 7'11)

uPVC double glazed window to front elevation. Radiator. Carpeted. Built in wardrobes.

BATHROOM

uPVC double glazed window to rear elevation. Towel radiator. Tiled floor to ceiling. Shower over bath. Pedestal sink. WC.

OUTSIDE

FRONT

Laid to lawn. Block paved driveway leading to garage. Concrete path to front door.

REAR

Patio sitting area. Steps up to lawned area. Garage door to side. Gravel path to side access gate.

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Brick

Outstanding Building Work/Approvals – No

DRAFT DETAILS

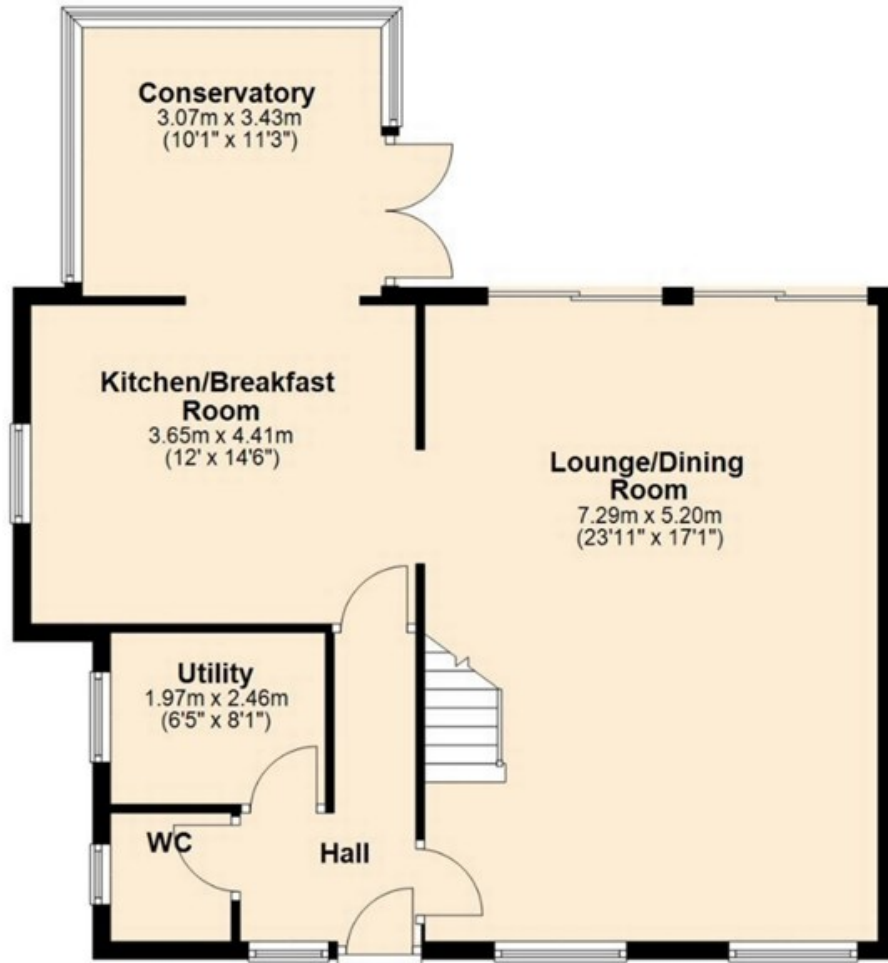
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AGENTS NOTES

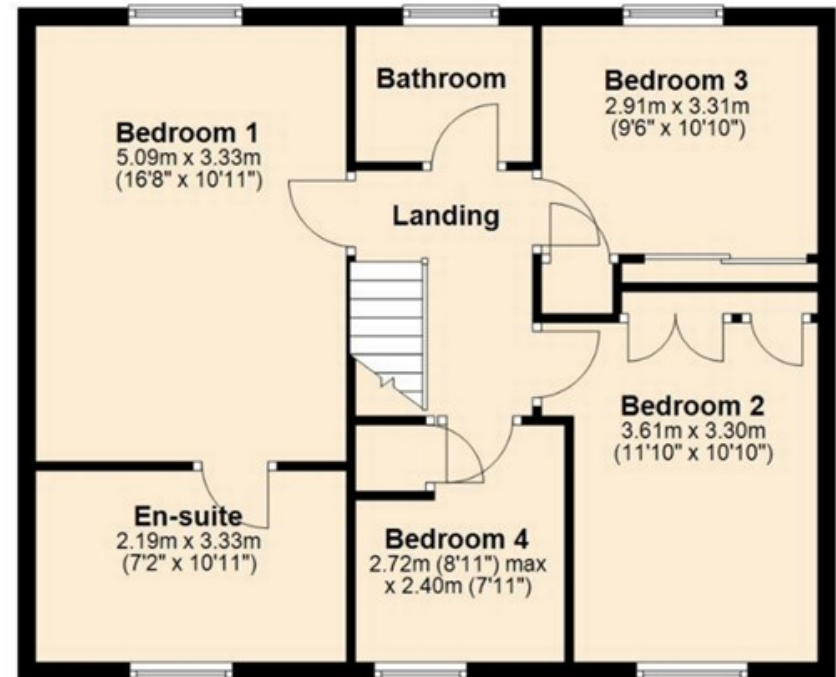
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan

Ground Floor



First Floor



Total area: approx. 143.0 sq. metres (1539.1 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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