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# Acre Lane, Kingsthorpe, NN2 8DX

£260,000 Semi-Detached

4 1 1



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over the past year

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Department: Sales

Tenure: Freehold



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## Property Summary

Situated on the sought after Acre Lane, within close proximity to schools and amenities is this three/four bedroom semi detached house, benefitting from newly fitted uPVC windows and doors, new circuit board and refitted modern bathroom suite.

## Features & Utilities

- ✓ Off Road Parking
- ✓ Sought After Location
- ✓ Refitted Bathroom
- ✓ Generous Rear Garden
- ✓ Three/Four Bedrooms
- ✓ Double Glazing
- ✓ Gas Radiator Heating
- ✓ Semi Detached
- ✓ Extended
- ✓ No Onward Chain

# Property Overview

Situated on the sought after Acre Lane, within close proximity to schools and amenities is this three/four bedroom semi detached house, benefitting from newly fitted uPVC windows and doors, new circuit board and refitted modern bathroom suite. To the ground floor the accommodation comprises entrance hall, bathroom, lounge, kitchen and a bedroom. To the first floor there are two bedrooms, giving access to another bedroom/study area to the rear. To the rear of the property is a generous garden with side access to the front. At the front of the property is a driveway. NO ONWARD CHAIN. Please call 01604 722197 to arrange a viewing. EPC Rating: D. Council Tax Band: C

## HALLWAY

Entrance to the side of the property. Access to all rooms. Stairs rising to the first floor.

## LOUNGE/DINING ROOM 2.70m x 5.90m (8'10" x 19'4")

Two double glazed windows to the front elevation. Radiator. Electric fireplace.

## KITCHEN 5.50m x 1.97m (18' x 6'5")

Door to rear opening on to the rear garden. Tiled flooring. A range of wall and base storage units. Roll top work surfaces. Stainless steel sink with mixer tap and drainer.

## BATHROOM

Obscured double glazed window to rear elevation. Tiled flooring and partially tiled walls. Three piece suite comprising wash hand basin, low level WC and bath with shower unit fitted over. Heated towel rail.

## BEDROOM FOUR 3.60m x 1.75m (11'9" x 5'8")

Double glazed window to front elevation. Radiator.

## FIRST FLOOR LANDING

Access to:

### **BEDROOM ONE 2.47m x 5.89m (8'1" x 19'3")**

Two double glazed windows to rear elevation. Radiator. Laminate flooring. Fitted wardrobes.

### **BEDROOM TWO 4.50m x 2.59m (14'9" x 8'5")**

Double glazed windows to the front and side elevations. Radiator.

### **BEDROOM THREE 4.29m x 2.08m (14' x 6'9")**

Double glazed window to rear elevation. Radiator.

### **OUTSIDE**

#### **FRONT GARDEN**

Gravelled driveway on approach, leading to the main entrance to the side of the property, mature shrubbery and partially laid to lawn.

#### **REAR GARDEN**

Rear garden, mainly laid to lawn enclosed by timber fencing.

### **DRAFT DETAILS**

At the time of print, these particulars are awaiting approval from the Vendor(s).

### **MATERIAL INFORMATION**

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – D

Electricity Supply – Mains



Gas Supply – Mains  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Gas Central Heating  
Parking – Off-street  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years, No flood defences  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – No restrictions, No private right of way, No Public right of way  
Rights and Easements – Ask Agent

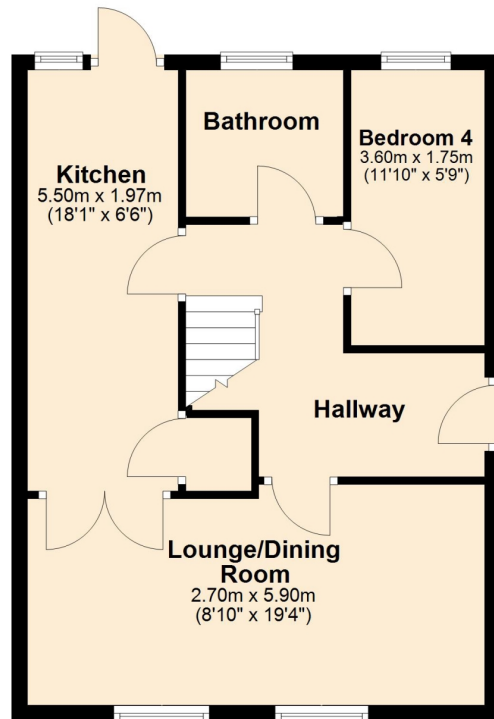
### AGENTS NOTES

i Viewings by appointment only through us 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

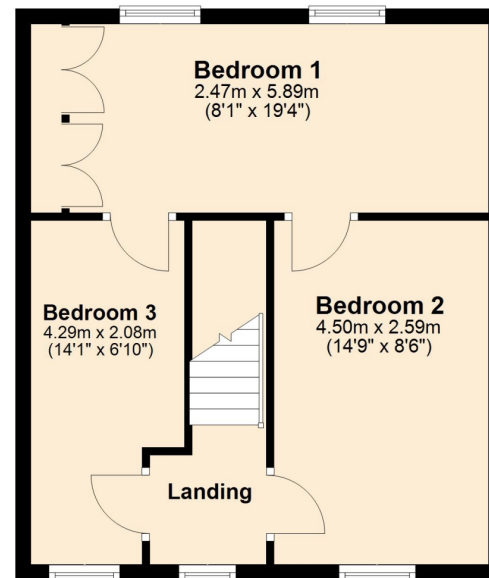
## Ground Floor

Approx. 49.6 sq. metres (534.4 sq. feet)



## First Floor

Approx. 42.3 sq. metres (454.8 sq. feet)



Total area: approx. 91.9 sq. metres (989.2 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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