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Acre Lane, Kingsthorpe, NN2 8DX

£250,000 - Offers Over Semi-Detached



**Platinum Trusted
Service Award**

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over the past year

feefo

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

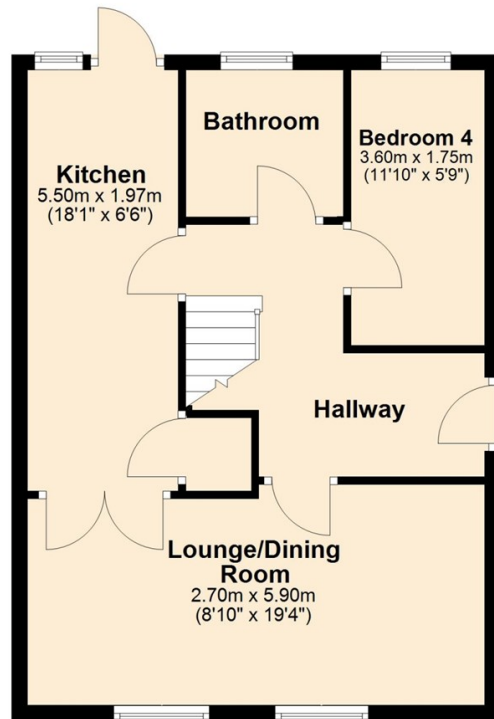
AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

Floorplan

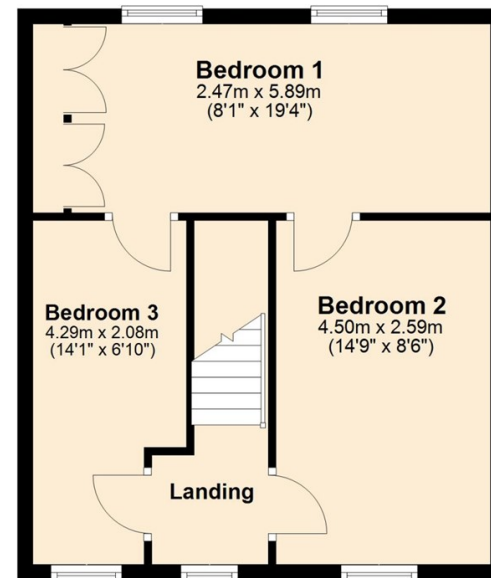
Ground Floor

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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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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