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# Grasscroft, Kingsthorpe, NN2 8QH

£215,000 Terraced



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



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## Property Summary

Jackson Grundy is pleased to present to the market this nicely presented two bedroom property situated in the sought after Kingsthorpe location.

## Features & Utilities

- ✓ No Onward Chain
- ✓ Two Bedrooms
- ✓ Private Rear Garden
- ✓ Kitchen/Dining Room
- ✓ Gas Central Heating
- ✓ Double Glazing
- ✓ Garage
- ✓ Sought After Location
- ✓ Ample Storage
- ✓ Close To Local Amenities

# Property Overview

Jackson Grundy is pleased to present to the market this nicely presented two bedroom property situated in the sought after Kingsthorpe location. The accommodation briefly comprises entrance porch, sitting room and kitchen/dining room to the ground floor. To the first floor you will find two well proportioned bedrooms, fitted storage and a bathroom. Externally you will find a well kept front garden on approach, and a private rear garden mainly laid to lawn with access to the single garage. Further benefits include double glazing throughout, gas central heating and no onward chain. For more information EPC Rating: C. Council Tax Band: B

## PORCH

Entrance door. Door to:

## LOUNGE 3.51m x 4.17m (11'6" x 13'8")

Double glazed window to front elevation. Radiator. Access into the kitchen. Stairs rising to the first floor.

## KITCHEN/DINING ROOM 2.80m x 4.17m (9'2" x 13'8")

Double glazed window to the rear elevation. Door to rear garden. A range of base units with roll top work surfaces. Integrated cooking appliances. Radiator. Stainless steel sink and drainer with mixer tap.

## FIRST FLOOR LANDING

Cupboard. Doors to:

## BEDROOM ONE 2.56m x 4.19m (8'4" x 13'8")

Double glazed window to front elevation. Radiator.

## BEDROOM TWO 3.28m x 2.46m (10'9" x 8')

Double glazed window to rear elevation. Radiator.

## BATHROOM

Obscure double glazed window to rear elevation. Radiator. Suite comprising low level WC, wash hand basin and bath. Tiled walls.

## **OUTSIDE**

### **FRONT GARDEN**

Mainly laid to lawn.

### **REAR GARDEN**

Private rear garden. Mainly laid to lawn. Enclosed by timber fencing with access to the single garage.

### **GARAGE**

Up and over door.

### **DRAFT DETAILS**

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

### **MATERIAL INFORMATION**

Type – Terraced

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – C

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Central Heating, Gas Central Heating

Parking – Garage

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

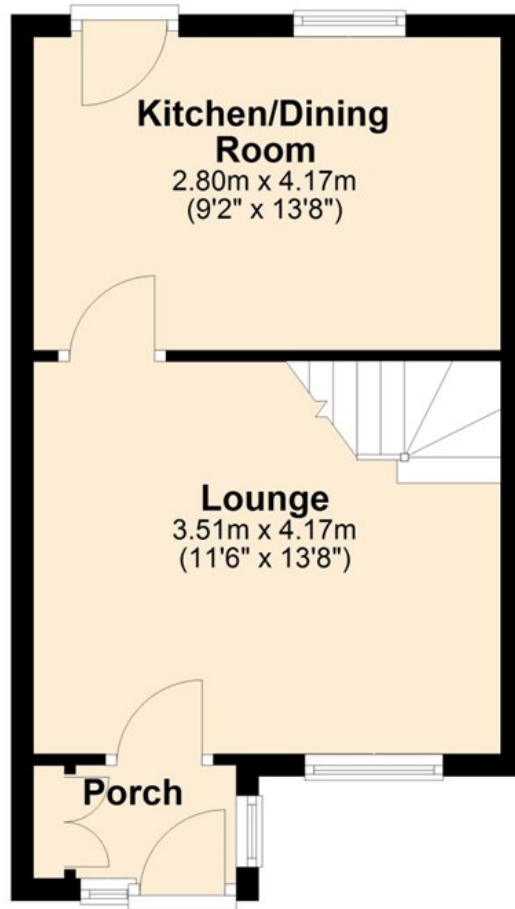
### AGENTS NOTES

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

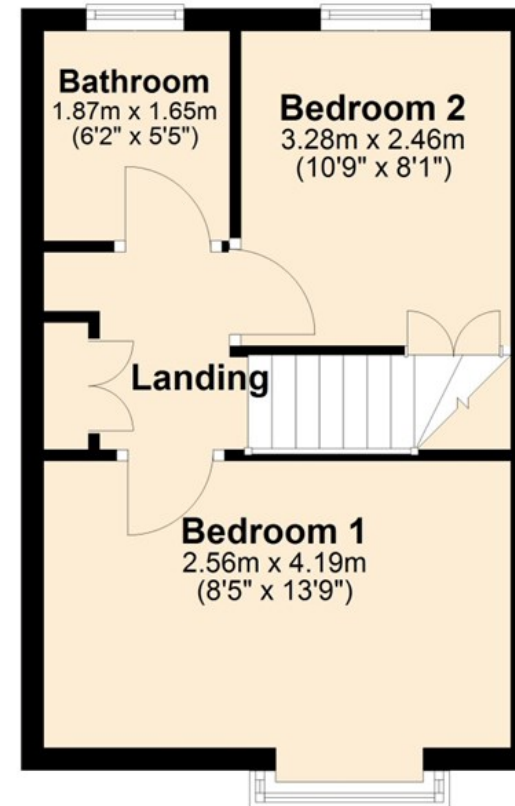
## Ground Floor

Approx. 28.7 sq. metres (309.0 sq. feet)



## First Floor

Approx. 28.2 sq. metres (303.8 sq. feet)



Total area: approx. 56.9 sq. metres (612.8 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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